

Minutes
August 18, 2017
Sudbury Design Review Board

Present: Jen Koffel, Dan Martin, Susan Vollaro

Absent: Paula Hyde, Deborah Kruskal

Kramer's Custom Kitchen and Bath was represented by owner Andrew Kramer.

- The applicant proposed a 34.75" x 71.75" sign that will hang from the arched roof over the front entrance.
- At approximately 17 square feet, the sign is well below the allowed sign size.

Comments on the design:

- The board reviewed the provided color samples determined that there was good contrast for the sign.
- The board suggested that the last line of text maybe would work better aesthetically if it was not italicized.

The motion was made to approve the sign as presented. All approved the motion.

Noli Salon was represented by Jon Farnsworth of Central Mass Sign Guys.

- The applicant proposed a two foot by 5 foot sign that will be installed above the large window next to the entrance on the east side of the building. It was stated that in the future, another sign may be added to the north façade, directly facing Boston Post Road.
- At ten square feet, the sign is well below the allowed sign size.
- The board suggested that the sign be hung higher so that it is not sitting directly on the small roof below.

Comments on the design:

- There were no comments with regard to the sign design.

The motion was made to approve the sign as presented. All approved the motion.

The preliminary plans for replacing Sudbury Fire Station #2 were presented to the board. Present for this portion of the meeting were architect Todd Costa of Kaestle Boos Associates, Inc., Sudbury Fire Chief Bill Miles, Facilities Director Jim Kelly, Planning Board member Chris Morely, and Sudbury resident Frank Riepe.

After a brief introduction of the project by Chief Miles, and Jim Kelly, Todd Kosta presented the schematic design for the new fire station building to replace the existing fire station at 550 Boston Post Road, adjacent to the new

Avalon development. The 8,931 s.f. floor plan will have three drive-through apparatus bays and updated facilities, making it better equipped to accommodate present and future increasing demands.

The overall massing of the building consists of two separate areas: a living/working space for staff and a three bay garage/utility space housing the emergency vehicles and supplies. The building would have brick veneer with a datum line of stone, and the roof would be a series of gabled sections with asphalt architectural shingles, and a cupola over the living space. Two prior schemes were shown, with the main difference being the use of a partial or full flat roof over the truck space. Chief Miles requested to have flat roofs removed over concerns of snow buildup in the winter as well as maintenance issues.

- The board commented that the floor plan looked appropriate for the program requirements. The interior fitness room and the watch/office room would benefit from having access to natural light. In the fitness room, perhaps the use of clerestory windows on the wall adjacent to the day room would allow some natural light to enter the space.
- As shown now, a significant portion of the kitchen cabinetry is directly against a large window feature that spans down to the floor. This kitchen layout blocks light from entering, and exposes the back of the cabinets to the outside.
- The cupola shown on the drawings is not scaled appropriately to the building and does not match the architectural style of the building. It seems out of place, and a cupola may not be appropriate in this design.
- The board addressed Chief Miles concerns regarding the flat roof. The building code has been revised many times since the original fire station was built in 1961. A newly constructed, properly detailed flat roof that is built up to today's structural building code requirements would properly handle large snow loads, and no extra maintenance would be required. Perhaps the use of a combination of flat and sloped roofing would address concerns while allowing for a more appropriate structure to house the trucks.
- The portion of the building housing the living/working quarters would have the roof inset behind the masonry façade. The portion of the building with the apparatus bays would have a roof that overhangs the bays in order to better manage snow buildup where trucks need to exit. The exterior wall material (brick) would be the same throughout the building, so there is no visual cohesion between the two different roof details.
- The current intention is to have solar panels on the roof in some manner. Resident and architect Frank Riepe suggested that the requirement of solar panels and the need for rooftop snow management could help drive the design of the roof.
- Frank Riepe also mentioned that this building provides an opportunity to create modern architecture. It will be directly adjacent to the new Whole Foods and other new and existing retail spaces, with the exception of the farm to the west. The surrounding context does not call for a more traditional style.

The board voted unanimously to approve the meeting minutes from the July 26th meeting.

Dan Martin has received the updated Code of Conduct. This will be circulated to members of the Design Review Board and any comments will be taken at the next meeting.