

Minutes
May 16, 2018
Sudbury Design Review Board

Present: Dan Martin, Jen Koffel, Susan Vollaro

Oak Barrel Tavern was represented by owner Jeff Charloff and Ken Duval of Duval Sign Company.

- The applicant proposed two primary signs, one secondary sign, two blade signs, and several window signs at Oak Barrel Tavern, which will be part of the Meadow Walk Sudbury Project. These signs need to conform to the approved set of signage parameters created specifically for the Meadow Walk development.
- The two proposed primary signs would each have lettering 24 inches high and 188.7 inches wide, totaling 31.45 square feet each. They will be black, internally illuminated reverse channel letters. According to the standards, these signs must be no larger than 80% of 40 square feet, which is 32 square feet. The two primary signs conform to the standards.
- The proposed secondary sign consist of 4 foot high by 5 foot 9 inch letters on the large top section of an awning, totaling 23 square feet. This overall size conforms, but the text height can be no larger than 24 inches high. Also, as per the approved standards, signage on an awning is limited to the valance of the awning, and these letters are not on the valance. At this time, the owner believes he can revise the sign design/location to fit within these parameters. A gooseneck light pointing to the letters on the top surface of the awning was proposed, but the owner no longer plans to have this since there will not be any lettering there to illuminate.
- The two proposed double-sided blade signs were presented. The signs are each circular signs with a 30 inch diameter. As per the signage parameters, these are calculated at 6.25 square feet. The maximum allowed size is 4 square feet, so each blade sign would need to be reduced to a 24 inch diameter to conform.
- The proposed vinyl window signs all conform with the exception of the large individual "OBT" letters, which appear to be greater than 24 inches high. These letters also must be reduced so that they are no larger than 24 inches high.
- The owner was reminded that all lighting must be less than 4,000 kelvin.

The motion was made to approve the primary sign as submitted, approve the secondary sign if placed on the valance, and approve the blade sign after it is reduced to a 24 inch diameter. The motion also stipulated that all letters (including window signs) must not be more than 24 inches high. All approved the motion.

OSPD Realty Company, LLC was represented by Jake Parsons and John Parsons of Parsons Commercial Group.

- The applicant presented a rendered perspective and elevations as well as site, civil, and planting plans for a new retail building at 415 Boston Post Road.
- The board made some recommendations with regard to the aesthetics of the building, and discussed some possible ways to integrate the dormers into the overall front façade design. There were also some

design suggestions with regards to the side entrance. The owner was also advised to make sure there is a logical place for the tenant signage.

- The board also made some recommendations with regards to the planting plan, suggesting that they may not need so many plants along the front and side, depending on the sizes of the mature plants. There was also a suggestion to create more variety in the plantings.
- The board also noticed that there is a retaining wall shown on the planting plan, but not on the other plans.

The design review board approved the meeting minutes dated April 11, 2018.