

Meeting Minutes  
July 10, 2019  
Sudbury Design Review Board

Present: Dan Martin, Jen Koffel, Jim Parker, Deborah Kruskal  
Absent: Susan Vollaro

**SANTANDER BANK**  
**526A Boston Post Road**

Tom Gianni returned to the Design Review Board with a reduced signage proposal for 2 primary signs, 1 secondary sign, 1 blade sign, and an awning sign.

1. There is 32.125 square feet allowable for each primary sign. The signs will be illuminated, so the number is reduced to 25.8%. They are proposing 22 square feet, for each sign, leaving 3.8 square feet remaining.
2. From this balance, the awning at the entrance will use 0.8 square feet. This will be the only awning with the name on it.
3. The secondary sign will be 17 square feet and non-illuminated. There are gooseneck lights already installed over existing doors leading to utility rooms which belong to the landlord.
4. The blade sign is allowed 4 square feet, but illuminated is 3.2 square feet. Discussion ensued as to the manner of illumination, and the definition of halo lighting. The applicant had a different opinion about what a halo sign was, but agreed to using the halo lighting defined by the by-laws.
5. Window graphics consisting of iconic Sudbury photos will be used on the south facade, facing Route 20. It was agreed that they were appropriate.

The board approved the signs presented with the exception of the blade sign, which must be lit in a manner consistent with the by-laws.

**LOYAL COMPANION**  
**424 Boston Post Road**

1. Heather Dudko from National Sign presented the application for Loyal Companion which is replacing existing signage for Especially For Pets. The frontage total is 148 feet, the entire east facing side. There is no entrance on Route 20, so no additional footage is applicable. The primary sign on the east facade will be 20.38 square feet and is illuminated, which is less than the allowable 25.5 square feet.
2. The secondary sign, which is not illuminated, is over the allowance by 1 square foot. The national logo comes as raised letters. The board proposed that the letters be mounted closer together to comply with the allowed 30.5 square feet. Ms. Dudko said the company may choose to go with smaller letters rather than try to kern the larger ones.
3. There is currently a free-standing sign. However, there is no record on file showing approval of its installation. The board stated that the applicant had to either show an exemption from the Zoning Board of Appeals, or reduce the size of the sign to comply with the 2 square feet of a directional sign.

The board approved the 2 wall signs, with the provision that the second sign be reduced to 30.5 square feet.

## **415 BOSTON POST ROAD**

Jake Parson reviewed the signage for the building's tenants. He would like to allow Verizon an additional sign of 37 square feet on the west facade of the building which would be 23 square feet over their allotment. The board did not feel that there was a need for such a sign, and therefore declined to make any recommendation to the Zoning Board of Appeals.

## **STONE TAVERN FARM**

### **554 Boston Post Road**

Robert Pouliot from Boardwalk Storage Solutions and Quentin Nowland, General Manager discussed the site proposal for the Stone Tavern Farm Property. The board felt there was a great improvement to the architecture of the storage facility over the previous rendition. The design resembles a large barn, using elements from the existing one on the property. The board approved of the massing and materials with some recommendations. There are too many cupolas on the roof, and it would be better to have just the two over the gables. Discussion of materials included paint colors of clapboards, review of shake and stone siding components, the impact of the roof facing Route 20, the metal color of the roof, and the recommendation of taller tree plantings to break the continuous roof line.

There was also a presentation of the reconstruction of the mid-1800s farm house which sits on the property, and which is in considerable disrepair. Many small additions had been added during the latter half of the last century, detracting from its architectural integrity. The building is to be reconfigured internally to accommodate administrative offices for the storage facility. Comments on the siting included creating pedestrian access from Route 20, and connecting the front door to a path. Because the property is adjacent to Whole Foods, and the housing units, there is a desire to accommodate walkers and bikers. No actions were taken by the board.

## **ARUNA'S PLACE**

### **8 Stone Road**

The board felt that the revisions made to the extension were very successful. There were no other comments.