



# Town of Sudbury

## Design Review Board

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

[DesignReviewBoard@sudbury.ma.us](mailto:DesignReviewBoard@sudbury.ma.us)

[www.sudbury.ma.us/designreviewboard](http://www.sudbury.ma.us/designreviewboard)

### **Meeting Minutes February 9, 2022 Design Review Board**

**Meeting Format:** Zoom Conference Call  
**Present:** Susan Vollaro, Jim Parker, and Chris Alfonso

#### **Review Proposed Signage Applicant: Sudbury Plaza 505 Boston Post Road**

Sudbury Plaza was represented by Andrew Lafuente of Lafuente Sign and Awning. On December 8, 2021, the applicant had previously presented this recently installed but nonconforming signage (because it had not been reviewed, found to conform, and approved by the Design Review Board) consisting of multiple projecting blade signs for all businesses located in Sudbury Plaza. The signage was again presented and discussed. At the prior meeting the board felt that many of the blade signs were mounted too low and could be a hazard to customers shopping at the stores. The applicant agreed to raise the signs so that the lower edge of the projecting blade signs would be no lower than 7 feet from the ground. Previously the board recommended removal of the two Shaw's projecting blade signs which were felt not to be needed for the large anchor store and that they could be a potential hazard to customers shopping at Shaw's and other stores because they had to be mounted so low. The applicant agreed to remove the two Shaw's blade signs. As noted at the prior meeting the board again felt that the CVS and Aubuchon Hardware projecting blade signs were not necessary because there are only two businesses in that area and the signs were largely obscured by the awnings. Otherwise the projecting blade signs were felt to be helpful along the main run of businesses. After discussion it was agreed by the board that the current location of the projecting blade signs with respect each business along the main run of businesses was acceptable as long as they are raised up 7 feet from the ground.

The applicant was reminded that it will be necessary to seek a special permit approval from the Board of Appeals for this comprehensive signage proposal for multiple businesses in Sudbury Plaza which town staff feel should be viewed and treated as one combined application with at least two businesses within the plaza (CVS and Shaw's) having obtained or are in the process of seeking a Special Permit Approval from the Zoning Board of Appeals because their signage exceeds maximum allowable total sign face area under section 3261a of the zoning bylaw.

### **Review of Proposed Signage**

**Applicant: Patti Brothers Lighting**  
**215 Boston Post Road**

Patti Brothers Lighting was represented by Michael Patti. Mr. Patti previously met with the board on November 17, 2021 at which time the existing nonconforming signage had been discussed. Mr. Patti proposed replacing the nonconforming fabric 56 square foot east facing gable sign with a 20 square foot aluminum composite sign. It was suggested by the board that the appearance and legibility of the proposed 2 x 10-foot sign could be improved by mildly narrowing the width and mildly increasing the height which would allow the space to increase slightly between "Patti Bros." on the top line and "Lighting" on the bottom line. For this business the total signage allowance is 36 s.f. and the primary sign allowance is 27 s.f. The proposed sign would be conforming if the 2.5 s.f. awning sign is removed as the other existing roof sign which is to remain is reported to be 16 s.f.

The board unanimously approved the proposed sign as presented with the requirement that signage from the awning be removed (or it is otherwise verified by the building inspector that the total signage for this business is less than or equal to 36 s.f.) and with the suggestion that the proposed sign width be mildly lessened and height be mildly increased as noted above. As long as the total signage for the business is 36 square feet or less any suggested modifications to the proposed sign do not need to be re-presented to the DRB but should be sent to **Shawna Risotti, Administrative Assistant, Town of Sudbury | Flynn Building, 278 Old Sudbury Road.**

### **Review of Proposed Signage**

**Applicant: Crossfit Cycle**  
**60 Union Ave**

Crossfire Cycle was represented by Elias De Aquino of Ultra Sign. Mr. De Aquino presented revised signage from that on the original submitted application. The proposed signage was changed from a Free-Standing Business Sign to a Free-Standing Business Center Identification Sign. The Business has 100 feet of frontage along Union Avenue and is located in a building with a setback of greater than 20 feet. The applicant noted that there were to be more than two businesses located within the building and was requesting signage for Tilt Cycle and four tenants. The applicant was informed that the revised signage was nonconforming exceeding the total allowable signage square foot allowance of 16 s.f. on each sign side. Furthermore a 16 s.f. sign size would require the setback to be at least 8 ft from the front property line. The bylaws for Free-Standing Business Center Identifications Signs were discussed with the applicant. The applicant agreed to revise the proposed signage for review before the board.

**Meeting Minutes**  
**February 9, 2022**  
**Design Review Board**  
Pg. 3 of 3

**Other Business:**

It came to the attention of the board that a member of the community has questions for the board regarding the Design Review Board review of the proposed Fairbanks Community Center with respect to the Senior Center entryway. This item is to be placed on the agenda for the next board meeting.

**Minutes for approval: January 12, 2022**

The board unanimously approved the minutes for the meeting dated January 12, 2022.