



# Town of Sudbury

## Design Review Board

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### Meeting Minutes August 10, 2022 Design Review Board

**Meeting Format:** Zoom Conference Call  
**Present:** Chris Alfonso, Zachary Blake, and Katie McCue  
**Absent:** Susan Vollaro, and Jim Parker

#### Review of Proposed Signage

**Applicant:** Woodstove Fireplace & Patio  
348 Boston Post Road

Paul Tucker w/ Sign Logic for 348 Boston Post Road, Woodstove Fireplace and Patio. The sign is PVC with a print over it. It looks exactly as it does in the picture that was provided.

The sign was originally at 32 inches which is too tall for the specifications. It was revised to 20 inches, which is in compliance.

**A motion was made to approve the sign as amended. The motion was unanimously approved.**

#### Review of Proposed Signage

**Applicant:** Cold Brook Crossing  
437 Cold Brook Drive

Andrew Clark w/ Expose Signs: 437 Cold Brook Drive, Apartments at Cold Brook Crossing  
There are two parts to this property. One is a residential over age 55 complex and one is an apartment complex.

Mr. Clark stated that he realized the signs are outside of town specification. Just found out today that we're amending a special permit so there's some follow-up that needs to be done.

We are looking for two types of signs:

One, a series of temporary A-frames to direct to the leasing office. There are three, 2X3 signs. They are standard A-frames and are wind frames so they don't knock down. It's not self-explanatory how to get to the leasing office and the proper direction. These signs are temporary and directional in nature.

Two, a leasing banner. Mr. Clark stated that he realized it's outside of the allowable square footage and it's just to facilitate the lease up. It's a standard procedure to help with leasing.

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That's the design requirement to make it legible. The signs are not super flashy and are tasteful and are operating for the sole purpose to make people understand there's a rental property. These signs are temporary and will come down in 90+ days when the apartments are leased.

Mr. Blake asked Mr. Clark to elaborate on how many are needed, what sizes are needed and where they will be located. He suggested they be reconciled with the existing signs.

Mr. Clark said that the signs are necessary to help direct potential tenants to the leasing office. He stated that the signs are fairly minimal for a leasing project. He expects that they'll be working further with the property to determine better components to match with the other identity pieces. They are new to the project and we're responsible for those pieces but he intends to work together.

Mr. Clark said the intent is to capture the interest of people driving on Route 117. There's some history and awareness of the 55-plus community but not the apartment complex.

Mr. Alfonso said Sudbury's bylaw says that portable signs must be brought in every night to be considered temporary. You're only allowed one on the property. You will likely need a special permit in front of the Zoning Board of Appeals. Mr. Alfonso does not think you need all three A-frames. One, possibly two.

Mr. Alfonso said the banner is ten-times the allowable size; it's simply too big.

Mr. Clark noted that he understands the concern and is looking for a way to work with the town to get this goal accomplished.

Ms. McCue echoed the feedback that there are lots of signs already.

Josh Clark with Expose Signs: we're on the east elevation right now. We can't mount a banner directly to the building because it will void the warranty on the siding. The mesh was recommended so it is as safe as possible. It allows wind to pass through and doesn't act like a sail. It's our preferred material for a banner of that size. It is not obvious that it is a mesh sign from a distance.

Mr. Alfonso noted that the next step will be to go before the Zoning Board of Appeals (ZBA). Typically, a temporary sign is to act in the place of a permanent one before it can be made.

Mr. J. Clark noted that he isn't clear what the permanent sign plan is and will follow-up.

**A motion was made to recommend to the ZBA one A-frame and either no banner or one that conforms as close as possible to the bylaws. The motion was unanimously approved.**

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**Other business:**

The Board unanimously approved the minutes for the meeting dated June 22, 2022.

The agenda also listed the election of DRB chair, but Mr. Alfonso postponed this item to a future meeting when everyone can attend.

Meeting adjourned at 8:41 p.m.