



Town of Sudbury

Design Review Board

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Meeting Minutes March 1, 2023 Design Review Board

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

Review of Proposed Signage **Applicant: Bank of America** **23 Union Ave**

Representing Bank of America, Amy Murray, AG Signs and Graphics, joined the board to discuss the proposed signage.

Bank of America is going through a rebranding, and they have a new logo and are proposing to update their signs nationwide.

There are two existing wall signs, and the two new ones are a “tad bit smaller” according to Ms. Murray. They are halo lit with white LEDs.

Mr. Parker indicates to Ms. Murray that the sizing is not in compliance. With channel lit letters - back lit or not - they are decreased by $\frac{1}{3}$ and this sign is too large. The total can be 22 sq ft.

A primary sign cannot be more than 75% of the total allowed sign area. 16.5sq ft would be allowed on the front facing the street.

Ms. Murray asked if the previous design was approved by variance because it is larger. Mr. Parker shared that we don’t have that information. He suggested that Ms. Murray can either reduce the sign size or go before the ZBA for a variance.

Regulatory wall plaque is non-conforming but the Board confirmed that we’re OK with it.

The free-standing directional sign is in compliance.

A motion was made to recommend approval by the ZBA.

Review of Proposed Signage

Applicant: MedSpa 810
530 Boston Post Road, Suite 530C

Representing MedSpa 810, Brian Brinkers, ACME Sign Company, joined the board to discuss the proposed signage.

Two exterior illuminated signs. Primary entrance is on the east side of the building. There are no protruding or awning signs.

Mr. Brinkers requested a temporary banner prior to the permanent signs being installed. The Board was fine with it and informed Mr. Brinkers that the banner is at the discretion of the building inspector.

The sign is in compliance. A motion was made to approve the proposed sign.

Review of Proposed Exterior Building Changes & Site Plan

Applicant: Restaurant, TBA
694 Boston Post Road

Representing 694 Boston Post Road, Steve Ross, Applicant, and George Connors, Attorney and Takaki Oji, Bryanoji Design Studio, joined the board to discuss the proposed Exterior Building Changes & Site Plan.

Steve Ross shared background on the space. He was the owner of the building since 1999. It was formerly the 99 Restaurant. He opened a new restaurant, and leased it to Acapulco's. The Town shut the restaurant down for multiple code violations in 2021. Mr. Ross has taken the building back and is rebuilding it into a new space.

The space is zoned for commercial use, and the building is non-conforming because of the setback from the street. Preparing for a 140-seat restaurant, plenty of parking and good landscaping, and Mr. Ross has a tenant lined up.

Takako Oji from the landscape architecture company has come up with a plan to help the site. The goal is for the space to be attractive, easy to care for, prevent erosion, and have seasonal interest. No lawn is proposed, and mulch will be used instead.

George Connors discussed the engineering on the new building. The building is non-conforming and a special permit is required. The new building will use the same foundation and curb cuts as the prior property. The facade of the building will appear stucco. A lighting plan for the building and parking lot has been submitted.

Mr. Parker suggested that the prior building was a bit of an eye sore and is curious to hear the thinking by the architect to improve the look of the space. The architect wasn't on tonight's call

but we requested he join our next meeting. Mr. Alfonso shared that he didn't love the look of the building's exterior, and is interested in the architect's thinking.

The architect would like to come to the March 8th meeting.

Other Business:

Discuss & Review Current Sign Application:

The Board review Mr. Alfonso's draft changes to the application form.

Minutes for Review – February 8, 2023:

The board unanimously approved the minutes for the meeting dated February 8, 2023.

Meeting adjourned at 8:40 PM.