



# Town of Sudbury

## Design Review Board

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### **Meeting Minutes** **March 8, 2023** **Design Review Board**

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

#### **Review of Proposed Exterior Building Changes & Site Plan**

**Applicant:** Restaurant, TBA  
**694 Boston Post Road**

Representing applicant 694 Boston Post Road were Steve Ross, property owner and applicant and Bob Livermore, architect from Livermore Edwards & Associates

Bob Livermore provided a presentation of the proposed plan to construct a new building on the footprint of the original structure. Applicant then briefly walked through the proposed interior plan, discussing locations for the bar, seating, kitchen, patio and exits. Then discussed the exterior rendering, which is designed to have a southwestern character to reflect the tenant who will occupy the space. It was noted that the main entrance will be at the rear of the building where the majority of the parking will be located. Fencing will be erected to limit noise and visual aspects of the loading dock area. The west side of the building will include a patio. Rear will also include a fence to create visual and acoustic reduction for the northside abutters.

Susan Vollaro discussed the front exterior façade and her concerns about how and where signage will be located on the building and need for logical space. She also expressed her opinion about the overall southwestern style and inability to modify the design with a change in tenant. The particular style also does not necessarily reflect the character of architecture across the community. Ms. Vollaro suggested that especially since the building is so close to the road, the use of the thin, raised parapet sections may make the design of the facade feel more like a tacked-on movie set and less like a real building.

Steve Ross provided a brief history from when he originally purchased the building, starting as a 99 Restaurant and then Acapulco's restaurant for 20 years. He then outlined the strong interest, track record, and quality of interested tenants, most of whom were interested in a similar southwestern style.

James Parker stated that he agreed with Susan Vollaro's comments said and acknowledged the business demands but feels the overall design does not fit the character of the town, does not feel the building need to be so close to the road, and would like a 20-foot setback.

The applicant was asked where signage was planned to be placed on the building, and if the plan was to install them in the boxed-out areas. According to the architect, there was not a location earmarked for signage, but the boxed-out areas could be a potential area. Ms. Vollaro discussed the importance of having a clear location for tenants to place their business signs. The boxed-out areas are all at different proportions and may not be the proper location.

Steve Ross discussed that he respectively disagreed and discussed the other properties on the street.

Bob Livermore walked through general questions related to the exterior southwestern design, building facade height and cutouts, landscaping along fence and mulched area, and signage locations. Steve Ross mentioned using the existing signpost for any new sign.

Susan Vollaro laid out that our comments are shared with the planning board and how she appreciated the efforts around landscape but would like to break up the mulch areas. She also expressed her appreciation for the amount of green space, the collection and use of rainwater, and the sidewalk addition, along with other overall site plan improvements.

**Other Business:**

Minutes for Review – March 1, 2023:

The board unanimously approved the minutes for the meeting dated March 1, 2023, with a minor edit to remove Zack Blake as present.

**Meeting Adjourned at 8:43pm**