



# Town of Sudbury

## Design Review Board

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### Meeting Minutes April 26, 2023 Design Review Board

**Meeting Format:** Zoom Conference Call

**Present:** Susan Vollaro, Jim Parker, Chris Alfonso, Zack Blake and Katie McCue

**Absent:** None

### Review of Proposed Signage

**Applicant:** Sudbury Rug & Home  
81 Union Ave

Sudbury Rug & Home was represented by owner Nancy Salvin. The business relocated to a different building on Union Ave. At its previous location, there were two wall-mounted signs that the owner would like to reuse in the new location. One of the signs was not mentioned in the application, and the owner was informed that she would need to either revise the current application now or submit a new one when she wants to hang that sign. The application is requesting to mount the other (previously wall-mounted) 4 ft wide x 3 ft high sign to an existing freestanding sign structure that was left by the previous business. This sign would be lit by existing lights on the ground pointing up towards the sign. The application was missing some information that would be needed to determine if the freestanding sign height and location would conform to the bylaws. However, based on the information that was provided, this sign would require a special permit from the zoning board of appeals for the following reasons:

- Per section 3265 and 3265B.i, only one freestanding sign may be permitted on a lot. This business is on the same property as 75 Union Ave, which already has a freestanding sign.
- Per section 3265B.e, the property address must be included as a sign cap. A property address was not proposed for this sign.
- Per section 3265B.k, lighting for the sign must be Dark Sky Compliant. The existing lights point up towards the sky. The applicant was advised that lighting is not required, so these lights can simply be not used or removed.

The Board reviewed these nonconforming items with the applicant, and explained the missing information that would be needed to confirm if there would be additional nonconforming items. The Board members all felt that with regards to having two freestanding signs on the property, they would support the ZBA issuing a special permit for a second sign. The property is very large, and the two businesses have their own distinct building style and long, separate street frontages.

Members of the board were concerned that the application as presented only showed one sign for one side of the structure and told the applicant that they would not support a freestanding sign with an actual sign on only one side. The applicant asked if she could put her two existing signs back-to-back on the freestanding poles. These signs have different heights and widths, so it would not work. The applicant then offered to ask the sign company to build a duplicate sign for the other side as well as fabricate the property address for the top. Ms. Vollaro noted that even with that knowledge, the board has no way of understanding how the sign will ultimately be constructed or how it will look. The applicant was advised to ask her fabricator and/or installer for a dimensioned drawing showing the final design of the sign. This would need to be reviewed by the board before they could make any recommendations. Mr. Parker also suggested that rather than trying to reuse the existing freestanding sign poles and constructing additional parts, the business can also choose to amend the application and request to simply mount the existing signs on the side of the building as they were meant to be. This solution would still need to be reviewed for bylaw conformity, but most likely would not require a special permit.

**No motion was made.**

**Other Business:**

Minutes for Review

- The Board approved the minutes for the meeting dated April 12<sup>th</sup>, 2023.

**Meeting Adjourned at 8:05 pm**