



# Town of Sudbury

## Design Review Board

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### Meeting Minutes January 24, 2024 Design Review Board

**Meeting Format:** Zoom Conference Call

**Present:** Susan Vollaro (Chair), James Parker, Jim Flavin, Katie McCue, and Zachary Blake

**Absent:** None

#### Review of Proposed Signage

**Applicant:** Mobil Gas Station  
423 Boston Post Road

Mobile Gas was represented by Danielle Larette of Best Price Signs & Printing. The applicant is proposing a 10-foot-high x 6-foot-wide freestanding sign mounted to a 21' high pole near the property edge. The sign will be internally lit and include multiple panels including the business name, gas prices, and various additional information. The applicant read the zoning review and is aware that the proposed design does not comply with several town bylaws, including the maximum size, mounting height, minimum setback, ratio between overall height and bottom height, material, and non-internal illumination. Ms. Larette indicated that once the business has received formal notification of rejection for non-compliance, the application will be withdrawn.

Ms. Vollaro informed the applicant that they could still apply for a special permit from the Zoning Board of Appeals. However, the board would not recommend approval from the ZBA for the freestanding sign as presented. The board offered to discuss ways in which the sign could be modified to better align with the town bylaws, but the applicant indicated that they would rather withdrawal their application.

The sign as presented was not approved by the board.

#### Review of Proposed Exterior Building Changes

**Applicant:** Sudbury Plaza  
505-525 Boston Post Road

Sudbury Plaza was represented by Mark Herbert of The Wilder Co. and Eric Brown of PCA Architects. The applicant is proposing exterior modifications to all businesses on the property. The goal is to modernize the look of the architecture and better align with the new development across the street. No site plan or lighting changes were presented. Signage will most likely be updated in the future, but no changes were presented at the meeting. The applicants informed the board that they were led to believe these modifications were not required to be presented to the DRB for design review, so this project has already been bid out to contractors and is ready to apply for permit and begin work. They did not intend to make any significant changes to the design at this point.

The new design proposed removing extraneous architectural elements from the CVS building, such as the eyebrow dormers and cupola. Throughout the site, the brick will be painted white and new corrugated aluminum and composite wood siding will be added as accents throughout the site. At this time, the only changes to the Shaw's building are painting updates, but future modifications may be proposed.

Mr. Parker felt that the corrugated aluminum was an unfortunate choice in material. It has an industrial warehouse feel and does not align with the overall style of the town.

Ms. McCue felt that the property could use a facelift. The use of the wood would help to make the property feel more modern, but Ms. McCue agreed that the gray aluminum had more of an industrial feel.

Mr. Blake suggested using warmer colors for the corrugated aluminum. The applicant suggested that this is something they could look into.

Ms. Vollaro felt that removing the ill-proportioned dormers and cupola would improve the CVS building. But she did not like the look of painted white brick throughout the site and felt it was unfortunate that the new design did not incorporate the existing natural brick. Once painted, the brick will also require long term maintenance. Ms. Vollaro felt that the proposed changes were more successful aesthetically where the smaller shops are located but felt that the CVS/Aubuchon design was not cohesive.

Ms. Vollaro asked how signage with individual letters would be mounted to the corrugated aluminum without leaving holes as businesses change. Mr. Brown said that they will incorporate mounting guidelines to avoid this. The applicant was asked about the existing blade signs, and they informed the board that these will be removed. Any new signage will need to be brought before the board for review.

**Other Business:**

The Board unanimously approved the minutes for the meeting dated January 10, 2024 with two minor edits.

**Meeting adjourned at 8:30 p.m.**