



Town of Sudbury

Design Review Board

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Meeting Minutes July 24, 2024 Design Review Board

Meeting Format: Zoom Conference Call
Present: Susan Vollaro (Chair), Katie McCue, and James Flavin
Absent: Meg Fotakis

Review of Proposed Signage

Applicant: Valvoline
86-88 Boston Post Road

Bob Lanigan of Bob's Sign Service was present to discuss the matter with the Board.

Mr. Lanigan request is for approval of two wall signs. The original proposed signs exceed the size allowed by code, and the applicant presented revised drawings at the meeting to comply with the bylaw. Mr. Lanigan presented two revised wall signs at 19.6 sq feet for each wall signs. The signs will be partly illuminated. The revised signs presented to the Board tonight are within the size requirements.

A motion was made to approve the revised signs as present. All approved the motion.

Review of Proposed Exterior Building Changes

Applicant: CVS
505 Boston Post Road

Mark Hebert of Wilder Company was present to discuss the matter with the Board.

Mr. Hebert presented sketches of a mural on the side of the building that faces Route 20 on the new facade at CVS. The mural is floral, and is on either side of a fake window to the right of the drive thru.

Board had some questions about the mural – is there a need; the color pallet; the “cartoon-like” nature of the flowers (it looks like it's just flowers added on the side). Discussion about the design and where to place it.

The Board notes their like of murals as public art, but not this particular project.

Mr. Hebert said he would revise the mural, and would come back to a future Design Review Board meeting with new designs.

A motion was made to not to approve the mural as presented. All approved the Motion.

Review of Proposed Signage

**Applicant: Sudbury MotorWorks
100 Boston Post Road**

Evthimios (Tim) Damianidis for Sudbury MotorWorks was present to discuss the matter with the Board.

Mr. Damianidis explained to the Board that he is trying to rebrand by adding some signs to distinguish his business from the gas station, and add more context about the nature of the business. The building only has one entrance.

The Board and applicant had a brief discussion on the following:

- Free-standing sign: Zoning review, challenges: the business is not allowed to have two freestanding signs, there's not enough frontage. Would need to go to the ZBA for a special permit.
- Sign on the building is OK and conforms.
- Awning on the building is OK and conforms.

Design suggestion: The Board likes the re-brand, and recommend removing the website and making the text a bit bigger with better spacing.

Recommendation for the extra free-standing sign: to join with the other business.

A motion was made to approve the wall mounted and awning sign as presented with suggestion of removing the website. Recommendation to the ZBA: preference to add to the existing free-standing sign with the other business.

Review of Proposed Signage

**Applicant: Target Painting
708 Boston Post Road**

Rafael Silva from Fast Shapes Inc. was present to discuss the matter with the Board.

Mr. Silva explain to the Board that it's been a very confusing process. The ZBA application was kicked back, and now it's back before the DRB. The DRB already heard from the applicant on the same sign proposal in October, and was not approved as present.

The Board and applicant had a brief discussion on the following:

- Frontage isn't enough;
- Sign doesn't conform to the sign set-up and it's right up against the property line;
- 54 sq feet far exceeds the 20 sq feet allowable based on the business size;
- The sign looks like it's practically as tall as the building and is not appropriately sized;
- The material is too shiny. The sign is not made of wood or painted wood feel as indicated in the bylaws;
- The installed sign as is, is hard to see past it because it's so solid;

There's no permit or record of a permit for the prior sign.

A motion was made to not approve the signs as present based on all of the notes and comments above. All approved the motion.

Other Business:

Interview for Vacant Design Review Board Seat: Burcin Basciftci, (Going to reconsider meeting with the Board)

Minutes for approval:

Ms. Vollaro recommended an amendment to the July 10, 2024 minutes as follows:

Edits for both of the motions: "replace the 8.25 sq feet" with "with the remainder of the total sign area minus the primary sign area."

The board unanimously approved the July 10, 2024 minutes as amended.

Meeting adjourned at 9:06 p.m.