



# Town of Sudbury

## Design Review Board

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### Meeting Minutes September 25, 2024 Design Review Board

**Meeting Format:** Zoom Conference Call  
**Present:** Susan Vollaro Chair, Jim Flavin, and Meg Fotakis  
**Absent:** Katie McCue

#### Review of Proposed Signage

**Applicant:** Millbrook II  
321 Boston Post Road

Mark Evangelous of Gemini Sign Letters, was present to discuss the matter with the Board.

The applicant proposed a new smaller sign. The existing sign is 2' x 10', and the new proposed sign will be 2' x 8' (16 square feet) supported by 2 granite posts. The letters will be black, and the sign will be in the same location as the existing sign. The sign will not be illuminated.

The board informed the applicant that, due to insufficient frontage, a special permit would be required for the freestanding sign. The board felt that the existing sign was appropriate in size and location and the new sign as proposed will be easier to read from the road.

**A motion was made to recommend that the ZBA approve the sign as presented. All approved the motion.**

#### Review of Proposed Signage

**Applicant:** Greenwood Wellness  
615 Boston Post Road, Suite 130

Michael Lake of Signarama was present to discuss the matter with the Board.

The applicant proposed replacing the previous tenant's signs with new signs. The panel on the freestanding sign would be the same size, and replace the previous tenants panel in the same location.

The proposed wall sign would mirror one of the existing tenant signs "Tremont Auction" with the same font, and would be non-illuminated. The proposed sign would be 24" x 96" x 1.375". The sign would be centered in the totality of the business.

There was a brief discussion on the size of the sign, the location, and a question was raised regarding the black and white lettering.

**A motion was made to approve the sign as presented with the recommendation that the sign be centered over the entrance door. All approved the motion.**

#### Review of Proposed Signage

**Applicant:** Shaw's Plaza  
505-525 Boston Post Road

Mark Hebert of TA Sudbury, c/o Wilder Companies, was present to discuss the matter with the Board.

The applicant proposed replacing two existing freestanding signs and adding an additional freestanding sign at the westerly entrance. Mr. Hebert told the Board that there has been a lot of progress made with this project since the last meeting he attended. He added that the mural will start soon on the white façade on the CVS building.

The existing sign along the entrance on Nobscot Road would be replaced by a new freestanding sign. The applicant presented a revised sign from the application, which was more minimal and narrower. The board preferred the smaller revised sign that was presented.

The board felt that the proposed new sign at the western Boston Post Road entrance was an improvement from past iterations. The sign would be set back 20 feet from the property line and would be illuminated with a inset strip of light pointing towards the lettering. Ms. Vollaro informed the applicant that any illumination must be dark sky compliant. The board felt that a 20' setback should not impede visibility when exiting the property.

The applicant proposed replacing the existing freestanding sign at the eastern Boston Post Road Entrance. The sign would be painted brick and wood, with clear panels containing the names of businesses within the property. The sign would be similarly illuminated to the new sign. A depiction of how this would look was shown at the meeting but not included in the application. Ms. Vollaro reminded the applicant of the dark sky compliant requirement as well as the fact that signs are not to be internally illuminated. The applicant was also informed that per section 3265B.d of the bylaws, the directory panels must be wood carved or a synthetic material matching the aesthetics of wood. In addition, per section 3265B.f, the panels must have a uniform color scheme. The board also agreed that adding logos to the panels made it harder to read the business names. Ms. Vollaro felt that the clear business panel material and text should be changed to conform to the town bylaws. Mr. Flavin and Ms. Fotakis felt that the clear panels were acceptable but that the color scheme should be uniform.

Mr. Hebert indicated that the sign at the eastern Boston Post Road sign is in the same location as the existing sign. Ms. Vollaro noted that the new sign appears to be space to move the back to at least a 20' setback. Mr. Hebert indicated that this should not be a problem.

The board noted that the freestanding signs will require a special permit.

**A motion was made to recommend that the ZBA approve the freestanding signs with the following minimum requirements: the Boston Post Road signs have a minimum of 20 foot setback, all signs conform to the dark sky compliant provision, and the business panels have uniformity with regards to color scheme, with a suggestion that the panels do not include logos. All approved the motion.**

**Other Business:**

Minutes for Approval – September 11, 2024

**The Board unanimously approved the minutes as amended for the meeting dated September 11, 2024.**

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