



Town of Sudbury

Design Review Board

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Meeting Minutes June 25, 2025 Design Review Board

Meeting Format: Zoom Conference Call

Present: Susan Vollaro (Chair), James Flavin, Katie McCue

Absent: Scott Utke

S. Vollaro opened the Design Review meeting at 7:31 PM, and requested roll call: S. Vollaro-present, J. Flavin-present, K. McCue-present

Review of Proposed Signage

Applicant: Chase Bank
527 Boston Post Road

Two wall signs

Heather Dudko, sign consultant, was present to discuss the matter with the Board.

Heather shared Special Permit granted for 1 ½ times the total allowable area. This Board never heard about the special permit.

25.6 sq feet wall sign – west elevation, B2 sign, Halo lit with channel letters.

36.9 sq feet wall sign – east elevation facing the main parking lot, Halo lit with channel letters.

These signs are more than double what is allowed. Should be no more than 19.5 sq feet for primary sign. J. Flavin and S. Vollaro do not believe the size is necessary given how close the building is to the road. For example, across the street at the Meadow Walk Sudbury development, sign letters may not be more than 24 inches high. Ms. Vollaro would prefer for one sign to be on the north façade, facing Boston Post Road.

No motion was made. The applicant would like to come back to the Board. All three Board members present decided NOT to recommend a special permit to the ZBA.

J. Flavin motioned to approve the May 28, 2025 meeting minutes. K. McCue seconded the motion. It was on motion 3-0; Vollaro-aye, Flavin-aye, McCue-aye.

Meeting adjourned at 8:04 p.m.