



Town of Sudbury

Design Review Board

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Meeting Minutes July 23, 2025 Design Review Board

Meeting Format: Zoom Conference Call

Present: Susan Vollaro (Chair), Katie McCue, Ark Pang, and Scott Utke

Absent: James Flavin

Susan Vollaro opened the Design Review meeting at 7:30 PM, and requested roll call: S. Vollaro-present, K. McCue-present, S. Utke-present, A. Pang-present

Ms. Vollaro welcomed new member Ark Pang to the board.

Review of Proposed Signage

Applicant: Lily's Nail Salon
348 Boston Post Road

Co-owner Todd DeBonis was present to discuss the matter with the board. The applicant revised the design at the request of the Historic Districts Commission and is back before the board. The revised signage is a 54" x 32" wall-mounted sign facing Boston Post Road. The sign is red with gold lettering to coordinate with existing signs mounted along the façade of the building. It will have a raised gold wood frame. The text is smaller than originally proposed, at approximately 9.5" high. Two designs were presented, one with an added graphic and one without. The board felt that the smaller sign and lettering were more appropriate and preferred the sign without the added graphic.

The applicant was informed that the revised sign would need to be approved by the Historic Districts Commission.

S. Utke motioned to approve the sign as presented in the materials dated 7/15/2025 with a preference for the sign with no added graphics. K. McCue seconded the motion. It was on motion 4-0; Vollaro-aye, McCue-aye, Pang-aye, Utke-aye.

Review of Proposed Signage

Applicant: SERVPRO
320-326 Boston Post Road

Owner David Kurzontkowski was present to discuss the matter with the board. The proposed signage is a 34" x 24" projecting sign to be mounted on the second floor of the building. The

business is located on the second floor, and the 5.67 s.f. sign conforms to the 10 s.f. maximum size per the town Bylaws. The sign will hang from an existing mounting bracket.

Ms. Vollaro felt that the phone number was too bold and large and overpowered the business name and logo. She also suggested showing the phone number area code in parenthesis. Ms. Vollaro felt that, if possible, the proportion might work better with a wider but shorter sign. This might allow for a larger business name and would minimize the blank space below. Ms. Vollaro also felt that the sign should have a painted border.

The applicant indicated that he was willing to modify the design and asked if he needed to go before the board again. Ms. Vollaro felt that the modifications discussed were minor and would not necessarily need to be reviewed again. But revisions should be submitted to the town to verify.

The applicant was informed that the sign would need to be approved by the Historic Districts Commission.

K. McCue motioned to approve the sign as presented in the materials dated 7/15/2025 with the recommendation to adjust the proportion of the sign, add a border, and make the phone number smaller. S. Utke seconded the motion. It was on motion 4-0; Vollaro-aye, McCue-aye, Pang-aye, Utke-aye.

Review of Proposed Signage

**Applicant: Chase Bank
527 Boston Post Road (fka 525 Boston Post Road)**

Heather Hopkins Dudko of Philadelphia Sign Company was present to discuss the matter with the board. The board previously reviewed the application at the 6/23/2025 meeting. A revision was submitted on 7/15/2025 and then revised again and resubmitted on 7/22/2025. Discussion took place regarding the last 7/22/2025 submission.

The applicant is proposing a 123" x 22.5" internally illuminated wall mounted sign over the entrance on the east side of the building as well as a small 41" x 8" sign at the ATM on the south side of the building. Per the town's zoning review, the total maximum sign allowance for the building is 39 s.f. An illuminated primary sign would therefore have a maximum allowable area of 19.5 s.f. per town Bylaws. At 19.2 s.f., the proposed primary sign plus the 2.3 secondary sign conforms to the town bylaws.

Ms. Vollaro questioned why there is only one large sign over the entrance and no sign facing Boston Post Road or the nearby entrance to the shopping plaza. The applicant stated that they may ask for additional signage in the future, but this is all they are requesting now due to schedule restraints. Ms. Vollaro felt that the larger, primary sign should be facing the major

roadway, with a smaller, secondary sign at the entrance from the parking lot. The applicant was notified that given the deduction for internal illumination, there is only 7 s.f. left for another sign in the future. Ms. Vollaro notified that applicant that she would not look favorably at a future request for a special permit for another large sign on that building.

Other board members agreed that it would be better for the business to have a more visible sign facing the road, but they don't have any objection to only one sign over the entrance on the parking side of the building.

K. McCue motioned to approve the sign as presented in the materials dated 7/22/2025 as presented. S. Utke seconded the motion. It was on motion 4-0; Vollaro-aye, McCue-aye, Pang-aye, Utke-aye.

Review of Proposed Exterior Building Change

**Applicant: Bright Path Child Care Facility
 694 Boston Post Road**

Representing the applicant was Josh Fox of Rollins, Rollins and Fox, Timothy Chilson of Helicon Design Group, Philip Henry of Civil Design Group, and Michael Coffman of Coffman Development. The applicant is proposing an approximately 11,660 s.f. daycare facility with an adjacent parking lot. Drop-off and pick-up times at the facility will be flexible; children will not necessarily be arriving and departing at the same time. The Planning Board met with the applicants previously, and the proposed design reflects their recommended changes.

Mr. Utke felt that the design was appropriate for the town and would be a welcome addition to the Boston Post Road corridor. Ms. McCue was also pleased with the design overall.

Ms. Vollaro felt that the entrance in the southeast corner of the building was too close to the parking lot entrance off Boston Post Road. Parents and young children would be crossing right in front of where cars will be pulling in. Ms. Vollaro also noted that on the lighting photometric plan, this area would be one of the darkest areas of the parking lot during winter evenings. Mr. Chilson indicated that the entrance to the building was moved from the center of the east façade to the southeast corner of the building based on feedback from the Planning Board. Ms. Vollaro recommended that the entrance from Boston Post Road to the parking lot be moved to the east. This would keep entering cars away from pedestrian traffic walking from the building to their cars. The applicant stated that the planning process was too far along for this change.

Mr. Pang questioned whether the parking was enough to accommodate both staff and clients. The applicant stated that the number of spots was adequate and more than at other new daycare facilities opening in town.

The applicant also presented a preliminary design of a monument sign for feedback by the board in advance of the formal sign application. Mr. Utke felt that the logo was too large compared to the text. There was no immediate plan for lighting the sign. The board recommended external lighting, providing that it was dark sky compliant.

Minutes for approval:

The board unanimously approved the minutes for the meeting dated July 9, 2025.

The meeting adjourned at 8:44 p.m.