



Town of Sudbury

Design Review Board

DesignReviewBoard@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/designreviewboard

Meeting Minutes September 10, 2025 Design Review Board

Meeting Format: Zoom Conference Call

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

Absent: n/a

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

Review of Proposed Exterior Building Changes

Applicant: Roche Brothers / Sudbury Farms
439 Boston Post Road

Chuck Bomely was present to discuss the matter with the Board.

Mr. Bomely explained three proposed changes to the exterior of the building. One is a color change from a green roof to deep gray roof w/ lighter gray accent. The second would be to remove the cupola at the top, which is damaged beyond repair and the new look fits with the rebranding from Sudbury Farms to Roche Brothers. Third is to move the bottle redemption from the vestibule to outside under the canopy.

The Board questioned moving bottle redemption outside. Mr. Bomely explained that the machines will be set-back quite a bit and covered, and it will not impact cart storage.

S. Utke motioned to approve the building exterior changes as presented in the materials dated 9.10.25. K. McCue seconded the motion. It was on motion 4-0; Vollaro-aye, Pang-aye, McCue-aye, Utke-aye.

Review of Proposed Signage

Applicant: Roche Brothers / Sudbury Farms
439 Boston Post Road

Chuck Bomely was present to discuss the matter with the Board.

Mr. Bomely shared that there's a new sign per the rebranding from Sudbury Farms to Roche Brothers. The primary sign is internally illuminated and appears black during the day and white at night. Both have a red dot.

Discussion about the Board's concern on the size of the sign and the lighting. S. Utke stated that the sign is 5X what's allowable. The Board stated that larger than what's allowed is appropriate but that this is *too* big. Mr. Cox explained that the "R" isn't lit, just the "Roche Bros." There was discussion about adding an additional "R" to above the entrance to identify the entrance.

Recommendation: The Board recommends a smaller primary sign. The Board recommends that the developer consider adding the "R" logo to the proposed entrance sign. The project will come back before the Board.

Minutes for Approval:
August 27, 2025

S. Utke motioned to approve the August 27, 2025 meeting minutes as presented. S. Vollaro seconded the motion. It was on motion 4-0; Vollaro-aye, Pang-aye, McCue-aye, Utke-aye.

Meeting adjourned at 8:16 PM.