



Town of Sudbury

Design Review Board

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Meeting Minutes

December 3, 2025

Design Review Board

Meeting Format: Zoom Conference Call

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

Absent: Katie McCue

S. Vollaro opened the Design Review meeting at 7:32 PM, and requested roll call: S. Utke-present, A. Pang-present, S. Vollaro-present.

Review of Proposed Signage

Applicant: Mastroianni Farm
12 Harvey's Farm Lane

Nick Mastroianni, on behalf of the owner, Phil Mastroianni, was present to discuss the matter with the Board. It was proposed to create a sign on a boulder excavated from the job site. The boulder will be cut with two flat surfaces, and the name of the farm will be shown on each side. Nick estimated the sign would be about 36 ft from the main road. As presented, the total boulder area is 28.9 ft². No lighting of the sign was proposed.

The bylaws state the sign face shall not exceed 10 ft² as the property is in a residential zone. The proposed sign does conform with the bylaw's total height and distance from the ground to the bottom of the sign.

The board appreciated that the sign proposed using an existing boulder that would blend in naturally with its surroundings. Taking this feature into consideration S. Vollaro proposed that the Board would consider taking only the words "Mastroianni Farms" into consideration to calculate the sign face area. The presenter estimated the revised sign face area to be approximately 8 ft². It was also suggested that the distance from the road or property line could be reduced from 36 ft to a range of 20 to 25 ft. S. Vollaro asked the applicant how the sign was going to be set in the ground. The applicant had some ideas but did not have a final plan to present. S. Vollaro recommended that the applicant be prepared in their meeting with the Historical Districts Commission to provide a detailed presentation on how the sign (boulder) would be permanently secured on to its foundation.

S. Vollaro motioned to recommend that the sign face area of 8 ft² and distance from the property line in the range of 20 to 25 ft proceed to the Historical Commission for approval. A. Pang seconded the motion. It was on motion 3-0; Vollaro-aye, Pang-aye, Utke-aye

Review of Proposed Signage

Applicant: Chase Bank
527 Boston Post Road

Eric Metzer and Heather Dudko of Philadelphia Sign Company were present to discuss the matter with the Board. As a result of ZBA's and the Board's review and approval in a previous meeting, Chase has

completed the installation of the two internally illuminated signs. One 19.2 ft² sign was installed on the north side of the building facing Route 20 and the other 5.1 ft² was installed on the south side of the building above the ATM machine. A third window vinyl sign was also installed above the front entrance door on the east side of the building. H. Dudko also presented at the previous meeting with the Board that Chase was still determining what other signs they will be requiring. At that time, the Board notified the applicant that they only had 7 ft² remaining for an additional internally illuminated sign.

Presented at today's meeting was a new request for the two additional internally illuminated signs each have an area of 19.2 ft². One sign is to be installed above the bank entrance door on the east side of the building and the other sign to be installed above the bank's rear door on the west side of the building. These two proposed internally illuminated signs would add an additional 38.4 ft² to the existing installed area of 24.3 ft² for a proposed total sign face area of 62.7 ft². The total sign face area allowed under the bylaws is 26 ft² for internally illuminated signs after deducting 1/3 from 39 ft².

The Board requested Chase to reevaluate their signage needs and suggested to consider smaller signs, less signs, or a combination of internally illuminated and externally illuminated signs. The Board also commented that a sign above the entrance door parking lot may be of more importance than the sign proposed at the back of the building.

The Board did not motion a vote on this proposal.

Review of Proposed Signage

**Applicant: Highbar Physical Therapy
 142 North Road, Suite N**

Rich Dooley of Kingston Signarama was present to discuss the matter with the Board. The Zoning Boards review of the application stated the sign was within the bylaws and there no need for special permit.

The Board was satisfied with the overall quality and construction of the sign and that the rear side of the sign would not be visible from the interior of the building.

Rich had an unrelated question about adding the company name to the directory sign at the entrance to the office complex on Route 117. He was advised by the board to speak to the owners of the office complex on this matter.

S. Utke motioned to recommend that the sign, as presented, be approved by the Board. A. Pang seconded the motion. It was on motion 3-0; Vollaro-aye, Pang-aye, Utke-aye

Review of Proposed Signage

**Applicant: Next Generation Children's Center
 307 Boston Post Road**

Bryan Michener of SignDesign was present to discuss the matter with Board. Proposed is to replace an existing sign with a new 10 ft² freestanding sign.

The proposed sign is in a residential zone and is therefore permitted to have a maximum 10 ft² sign. The proposed sign does conform with the bylaw's total height and distance from the ground to the bottom of the sign.

The Board recommended that the sign have raised letters giving wood appearance as is required of freestanding signs within the business district. The Board also recommended that the proposed generic looking sign be visually enhanced (company branding, logo, color scheme, etc.) to better reflect the nature of the children school business activity that the location represents. SignDesign will convey the Board's recommendations to the owner.

Site photograph also shows the existence of two flood lights. It is not known if these lights are operational or whether it is planned to be used with the new sign. Although these lights are not in SignDesign scope of work, they will convey to the owner that if the new sign is illuminated the lights must be Dark Sky Compliant.

S. Utke motioned to recommend that the board approve the sign with the recommendation to include raised letters and to consider revising the sign to add more interest. A. Pang seconded the motion. It was on motion 3-0; Vollaro-aye, Pang-aye, Utke-aye

Other Business:

Review of Design Review Board 2026 Meeting Schedule

S. Vollaro motioned to approve the DRB 2026 Meeting Schedule. S. Utke seconded the motion. It was on motion 3-0; Vollaro-aye, Pang-aye, Utke-aye.

Minutes for Approval:

September 24, 2025

S. Utke motioned to approve the September 10, 2025 meeting minutes with one modification. S. Vollaro seconded the motion. It was on motion 3-0; Vollaro-aye, Pang-aye, Utke-aye.

Meeting adjourned at 8:45 PM.