



Town of Sudbury

Design Review Board

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Meeting Minutes April 29, 2026 Design Review Board

Meeting Format: Zoom Conference Call

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

S. Vollaro opened the Design Review meeting at 7:08 PM, and requested roll call: S. Utke-present, A. Pang-present, Katie Mc Cue-present, S. Vollaro-present.

Review of Proposed Signage

Applicant: Club Pilates - Sudbury
528 Boston Post Road

Michael Lake, Signarama Framingham, installation contractor for the owner's sign designer Atlantic Sign Company, was present to discuss the matter with the Board. Three signs were submitted for review. Two signs were internally backlite and were of the same dimensions for the front and rear of the building. S. Vollaro and S. Utke confirmed that both these signs were well within the area allowed in the Bylaws. The third sign is a non-illuminated Blade Sign for the corner of the front of the building. S. Vollaro confirmed the elevation of the sign complied with the Bylaws. Zoning Board review of the sign also agreed the signs meet the Town Bylaws and did not require a special permit

S. Utke motioned to recommend that the sign, as presented, be approved by the Board. A. Pang seconded the motion. It was on motion 4-0; Vollaro-aye, Pang-aye, Utke-aye, Mc Cue-aye.

Review of Proposed Signage

Applicant: Zayith Tapas and Bar
621 Boston Post Road

Monali Kofsk owner of Zayith Tapas and Bar, was present to discuss the matter with the Board. Restaurant currently has an existing sign with the restaurant name "Zayith" in large letters (11 to 17.1 inches high) and in the bottom right side of this existing sign in smaller letters (3.5 inches high) the words "Tapas and Bar". Proposed is to change the words "Tapas and Bar" on the existing sign to the word "Bazaar". This will be the only change to the existing sign; overall dimensions of the revised sign will be the same and the letter height of the revised wording will also be the same 3.5 inches. S. Utke commented that the word "Bazaar" did not appear to describe a restaurant establishment. Monali said the change was recommended by their marketing staff, since the existing wording "Tapas and Bar" does not reflect accurately the offering at this restaurant establishment. Zoning Board review of the sign also agreed the signs meet the Town Bylaws and did not require a special permit

S. Utke motioned to recommend that the sign, as presented, be approved by the Board. A. Pang seconded the motion. It was on motion 4-0; Vollaro-aye, Pang-aye, Utke-aye, Mc Cue-aye.

Other Business:

Minutes for Approval:

February 25, 2026

S. Utke motioned to approve the February 25, 2026 meeting minutes as drafted. A. Pang seconded the motion. It was on motion 4-0; Vollaro-aye, Pang-aye, Utke-aye, Mc Cue-aye.

Meeting adjourned at 7:47PM.