



Town of Sudbury

Design Review Board

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Meeting Minutes July 8, 2026 Design Review Board

Meeting Format: Zoom Conference Call
Present: Susan Vollaro (Chair), Ark Pang, and Scott Utke
Absent: Katie McCue

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

Review of Proposed Signage Applicant: **Brightpath Child Care** **694 Boston Post Road**

Heather Dudko, a consultant for both Jones Sign and Brightpath Child Care was present to discuss the matter with the board. The applicant is proposing a freestanding monument non-illuminated sign (21.3 sq ft in size), a front elevation wall sign with gooseneck lighting (50.25 sq ft) and a side elevation wall sign with gooseneck lighting (20.36 sq ft).

The freestanding monument sign conforms to size of the bylaws. The board discussed the depth of the letters and determined ¼' depth was acceptable and asked that the address numbers be moved to the top of the sign and properly centered with the logo and adjusted to provide the proper breathing room around the logo. Additionally, it was recommended that the sign be moved to the opposite side of the parking lot entrance to avoid becoming blocked in the winter due to snow piles in the parking lot.

The wall signs were reviewed and deemed to be too large and the board recommended it be reduced to align to the bylaws. The recommended size is 42.75 sq ft for the front and 14.25 for the side sign. There was further discussion regarding the side sign and its placement. The board recommended that the sign either be centered on the roofline or moved closer to the entrance, above the single window to help usher in customers to the entrance. The board's preference is to have the sign closer to the entrance.

The board did not make a motion and asked Heather to rework the application and come back to the board with a revised proposal.

Minutes for approval: **June 24, 2026**

S. Vollaro made edits to the meeting minutes, which were reviewed and aligned to. S. Utke motioned to approve the June 24, 2026 meeting minutes as amended. A. Pang seconded the motion. It was on motion 3-0; Vollaro-aye, Pang-aye, Utke-aye.

The meeting adjourned at 8:12 p.m.