



Town of Sudbury

Design Review Board

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Meeting Minutes

July 29, 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 7:30 PM, and requested roll call: S. Vollaro-present, S. Utke-present, A. Pang-present

Review of Proposed Site Plan and Exterior Building Changes

Applicant: Wright Farm Sudbury
157-159 Woodside Road

Brian Marchetti of Marchetti Engineering, Andrew Laughlin of Atlas Construction, and owners Richard and Jennifer Eckler were present to discuss the matter with the board. The applicant is proposing an addition to an existing childcare facility with an expanded parking lot. Mr. Marchetti indicated that they had already met with the Planning Board multiple times and are in the final stages of approvals.

The addition will add approximately 3,500 square feet to the existing building. It will be of modular construction with additional exterior elements constructed onsite. Mr. Pang noted that the original building is set back from the main road, and the addition would be mostly behind that building, hardly visible from Woodside Road. While the establishment sits on a corner lot, it is also significantly set back from Hopestill Brown Road on the side. He felt that the addition was tasteful and appropriate to the building. Ms. Vollaro agreed that there was minimal change to the appearance from the front road. On the view from the side road, Ms. Vollaro questioned the use of multiple porticos with odd spacing on this façade. Ms. Vollaro suggested a continuous porch roof, similar to the front façade of the original structure, but did agree that the side façade is not that visible from Hopestill Brown Road.

With regards to the site plan, Mr. Pang noted that the mature trees along the front of the property conceal the parking area nicely from the road and will do so even with the proposed larger lot. Mr. Marchetti indicated that one large evergreen tree will need to be removed for the enlarged parking area, but this tree is badly diseased anyway. Ms. Eckler indicated that they intend to plant some new trees on the property. Ms. Vollaro asked for a walkway connecting the parking area to the building entrance. Mr. Utke concurred that there should be a direct path there. Mr. Marchetti said that most clients will most likely

stop along the curved driveway when dropping off and picking up their children, rather than parking in the lot. Ms. Eckler said that she does intend to add a stone pathway from the main building entrance directly to the parking lot. Ms. Vollaro asked about lighting the parking area. Ms. Eckler stated that they already have several dark-sky compliant lanterns in that area and will ensure that the lot will have adequate lighting. Mr. Pang asked if the owner would consider signage at the property, both a sign with the business name and directional signage for driveway traffic. Ms. Eckler indicated that she would rather not have signage so that the business stays private. All clients are given specific instructions on entering and exiting the premises, so she feels there is no need for directional signage. This answer satisfied the board.

Minutes for approval:

A. Pang motioned to approve the meeting minutes dated July 8, 2026. S. Utke seconded the motion. It was on motion 3-0; Vollaro-aye, Pang-aye, Utke-aye.

The meeting adjourned at 8:20 p.m.