

Meeting Minutes
February 27, 2019
Sudbury Design Review Board

Present: Jennifer Koffel, Jim Parker, Susan Vollaro

Absent: Deborah Kruskal, Dan Martin

**Applicant: Herb Chambers Jaguar-Land Rover of Sudbury
83 Boston Post Rd.**

Herb Chambers Jaguar-Land Rover of Sudbury was represented by Paul Losardo of Chambers Corp. Counsel, Gabe Crocker of Crocker Design Group, Scott Arnold of CHA Consulting, Inc, Tim Onderdonk of Regent Associates, Joshua Fox of Rollins, Rollins, & Fox, and Mark Regent of Regent Associates. After the last joint meeting with the Planning Board, the applicant revised the building design. An additional band of windows was created along the front façade of the building in an effort to address the feedback from the town that the squared off, box-like dark gray building was very top heavy and created too much of a looming presence so close to Boston Post Road. The board felt that this design modification was an improvement, but asked about the possibility of breaking up the dark box further with varying material and/or finishes. The applicant stated that there was very limited design flexibility within Jaguar-Land Rover, and even adding the windows was a large deviation from the new corporate design aesthetic for their dealerships. They had explored the idea of varying the color by changing a row or two of the panels to the lighter color without adding windows, but they felt that adding windows was a more impactful design change that would be more appreciated by Sudbury's boards. Due to the strict corporate standards, they would not consider both adding windows and varying finishes. Another suggestion was to lower the height and recess back the lighter colored center piece to break up the massing of the building. The applicant informed the board that the lighter colored central piece was already very slightly set back from the main dark portion, but no further modifications to the building design will be considered by corporate headquarters. Given the fact that no changes will be made to the building design, a member of the board suggested adding tall plantings along Boston Post Road, so that at the very least additional trees will help to break up the building façade visually from the road. The applicant was willing to accommodate this request.

At the last joint meeting, there was also a note about the lack of a direct pedestrian walkway from the parking lot to the building entrance. If pedestrians didn't use the ramp originating towards the back of the building, they had no other option but to walk in the street around the planting bed where oncoming cars are entering the service area. To address this, stairs were added adjacent to planting bed with a landing at the top where pedestrians can stand and safely check for oncoming traffic before crossing into the road.

The applicant was asked about signage for this property, and they informed the board that the sign applications will be submitted at a future date. Therefore, any graphic indications of signs on the drawings were not considered to be part of the applicant's submittal and were not discussed.

A motion was presented to accept the design as presented with the addition of tall plantings along Boston Post Road. Two out of three board members approved the motion.

**Applicant: Aruna's Place
8 Stone Rd.**

Aruna's Place was represented by owner Aruna Pundit as well as Joe Kelleher. The applicant discussed potential design changes to the addition as well as questions brought up at the previous joint meeting with the Planning Board. A site plan and one elevation were presented. A member of the board suggested turning the roof of the addition by 90 degrees so the gable end faces the front, and the roof slope would mirror the existing roof shown on the left side of the elevation. There was also a suggestion to push the addition forward to break up the overall massing. The applicant was reminded that the setbacks for that property would need to be determined before proposing this change.

The applicant stated that they determined a second ADA entrance is not required, but they are considering adding a ramp to one of the entrances to the addition. No drawings were presented showing the ramp. The board reminded the applicant that they need to provide the town with a set of completed drawings so that the town can properly assess the requested modifications. A registered architect or engineer is best equipped provide this service. The applicant will continue working on the design and drawings.

The board approved the minutes for the meeting dated February 13, 2019.

The board then joined the Planning Board for a joint session to share their feedback from the Land Rover/Jaguar and Aruna's Place discussions.