



# Town of Sudbury

## Design Review Board

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### Meeting Minutes February 12, 2020

Present: Jennifer Koffel, Deborah Kruskal, Jim Parker, and Susan Vollaro

Absent: Dan Martin

#### **Applicant: Infinity Med Spa-365 Boston Post Road**

Infinity Med Spa was represented by Margaret Vosburgh from View Point Sign and Awning. A 6.75 sq. ft. wall sign was proposed for the Mill Village business on the Route 20 side, to be installed above its 2nd floor windows. The Design Review Board had no issues with the graphics of the sign itself, nor its location aesthetically. However, the company already has signage on the parking lot side of Mill Village. The addition of the new sign would exceed the allotted amount for signage, which is 10 sq. ft. Applicant was therefore referred to the Zoning Board of Appeals for approval.

#### **Applicant: Bay Path Condominium Association-215 Boston Post Road**

Part owners of the Bay Path Condominium Association, Charles and Caroline Orr, presented an application to add new panels to an existing free-standing directory sign, replacing expired ones from companies no longer in business. Currently all the directory panels have been removed from the two vertical posts. The proposal is to replace them with six panels, two allotted to each of the three buildings on the property. Therefore, 2 panels would go to Building A (Patti Bros. and Kramer's Kitchen); 2 to Building B (Hair and Now and The Optical Place) and 2 to Building 3 (215 Sudbury.com).

The design and colors of the proposed signage met the approval of the Design Review Board. However, the sign was originally approved by the Zoning Board of Appeals in 2007, and listed no provisions for modifications. Therefore, the applicants need to return to the Zoning Board of Appeals for approval of the proposed usage. The Design Review Board suggested that the applicants request that the Zoning Board of Appeals add a clause allowing more flexibility.

It should be further noted that other owners of the Condominium Association were present and voiced their concern that all sign applications needed be voted on by the entire association, per their bylaws, and that this application as of yet had not been approved by all. It is not the Board's jurisdiction to be deciding who is the rightful owner of a given property nor to be reviewing condo association bylaws.

**Applicant: The Sudbury Garden Club-Heritage Park 299 Old Sudbury Road**

Patti Walsh and Barbara Baumgardner represented the Sudbury Garden Club which maintains the Town's Heritage Park. They wish to install a freestanding sign on Concord Rd. to designate the park. There is an existing sign on Old Sudbury Road, but the park wraps around the Hosmer house and a residence, fronting a large section along Concord Road. Many people do not realize that this is public land, which contains the 9/11 Memorial Garden. They proposed placing a sign along a footpath that connects visually with the one across the road in Grinnell Park.

The Design Review Board approved of the design and the Club's effort to make the park better known to the public. There was considerable discussion of details that should be explored more fully.

- Placement – the currently proposed site for the sign seems tucked away to the side. It feels lost. Its proximity to the neighboring house might also imply that the house is part of the park. Moving the sign further south into the open seems more advantageous, giving it more breathing room - as long as it doesn't intrude upon the gathering space created by the circle of existing Kousa dogwoods.
- Alignment – the sign is one-sided and placed at an angle to be viewed by cars driving north on Concord Road. The Design Review Board felt that it should be seen by both sides of traffic. Two options were suggested: a two-sided sign aligned perpendicular to the road, or one-sided sign that is parallel to the road.
- It was generally felt that there is too much information on the sign. Is it necessary to say “historic monuments” or “Cricket Pond”?
- That said, it was suggested that a smaller sign below tell people where to park. (Parking Behind Town Hall, or the Hosmer House Driveway).
- The presentation had two options for construction – wooden or granite posts. Both were acceptable to the Design Review Board, though there was a slight preference for granite.
- Finally, the distance between the ground and the bottom of the sign needs to be checked to be sure it is no greater than 40% of the total height.

Since the sign is on Town-owned property, the Design Review Board did not take any action.

**Applicant: Buddy Dog Humane Society-151 & 183 Boston Post Road**

Christopher Mulhern, from Harrison Mulhern Architects presented the latest plan for Buddy Dog. The plan is the result of a collaboration between the Planning Board and the Conservation Commission. The Planning Board wished to reduce the amount of parking extending the full length of the property along Rte. 20, while the Conservation Commission needed to minimize the impact on the wetland buffer. The compromise was for 30 parking spaces to be partly lined up facing Rt. 20, and partly doubled near the existing building. An impervious sidewalk along the parking connecting one building to the other was also added.

Give the constraints of a very difficult site, the Design Review Board felt the architect had found the optimal solution.

**A motion was made to approve the plan as presented. All approved the motion.**

**Minutes:**

An amendment to the minutes of January 22, 2020 was made concerning the Patti Bros. Lighting application.

**The Design Review Board approved the minutes of January 22, 2020 as amended.**

**Submitted by Deborah Kruskal  
February 13, 2020**