



Town of Sudbury

Design Review Board

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Meeting Minutes March 10, 2021 Design Review Board

Meeting format: Zoom Conference Call

Present: Dan Martin, Jennifer Koffel, Susan Vollaro, Chris Alfonso, Jim Parker

Review Proposed Signage

Applicant: Ilah Cibis Jewelry, 353 Boston Post Road (located within the Historic District)

Ilah Cibis Jewelry was represented by Paul Todaro of Signarama, Framingham. The applicant proposed replacing a conforming existing roof mounted sign with a flat panel PVC sign of the same size and shape of the sign it is replacing. The proposed sign is white copy with a black background.

The proposed sign was found to conform to the town bylaws and was unanimously approved. The proposed sign will also require approval by the Historic Districts Commission.

It was noted during the review process of the proposed sign that there is an existing Ilah Cibis Jewelry window sign which, although it is not subject to the approval by the DRB, on gross physical inspection is nonconforming to town bylaw 3255 - as greater than 25% of the window is involved by window signs.

Review of Proposed Site Plan and Recommendations to Planning Board

Applicant: Child Care Facility - Best In Class, Sudbury Crossing, 423 & 437 Boston Post Road

The applicant was represented by Tony Haslinger of Philips Edison & Company. The applicant presented an overview of the proposed site plan changes including:

1. Utilizing the entire building along the western side of Sudbury Crossing Plaza previously partially occupied by Rite Aid as a child day care facility.
2. Net loss of 10 parking places and loss of two trees due to installation of wastewater equipment to provide wastewater treatment improvements along the opposite far eastern side of Sudbury Crossing Plaza. A White 10-foot-high fence along the eastern side of the proposed above ground wastewater equipment and two new trees along the property line are also proposed to provide screening of the equipment from Raymond Rd. and in particular from the abutting residences on Raymond road.

With respect to the proposed day care facility, the applicant proposed demolition and removal of the existing pharmacy drive through structure and construction of an outdoor child day care play

area along the western side of the proposed day care facility, including the area previously occupied by the pharmacy drive through. A 6-foot-high fence is proposed surrounding the play area. Three-foot-high bollards are proposed surrounding the play area as well as along the north and east facing facades of the proposed day care facility. A site plan of these proposed changes as well as a three-dimensional rendering only of the proposed two sets of playground equipment were available for review. It was noted that the existing green space located behind (or south) of the proposed child care facility cannot be used as an outdoor play area.

The Board proposed consideration of screening plantings along the northern side of the proposed play area as well as plantings within the play area. The location of the proposed child care facility entry and drop off parking were discussed. Safety and traffic concern were raised regarding the proposed location of the facility entrance (same as the existing entrance) along the northern edge of the eastern building facade warranting study. If a traffic study reveals safety concerns, the board suggested considering locating the entry and drop off parking further back with respect to the parking lot and day care facility in a more southerly direction along the eastern building facade.

More detailed plans and details of proposed changes, including floor plans and elevations of any resultant building changes and elevations showing the proposed fenced outdoor play area with respect to the play structures and surrounding buildings, are requested.

With Respect to the proposed wastewater treatment changes, if the parking places cannot be all eliminated in this location given the existing grade changes and presence of a poorly visible concrete retaining wall, the DRB proposed a lighting plan or study given safety concerns related to the awkward location of the proposed remaining parking places and the above noted grade concerns.

Other business:

It was unanimously decided that the Chair of the DRB will send a letter to the Select Board requesting a letter of recognition and gratitude on the behalf of Deborah Kruskal for 27 years of dedicated service on the DRB.

Kay Bell of 348 Old Lancaster Road, a member of The Sudbury Commission On Disability, informed the board of the Town of Sudbury efforts to prioritize its disability access efforts and which includes encouraging the sending of ideas for building an inclusive Sudbury through *Speak Up* at ada@sudbury.ma.us.

Meeting Minutes for February 24, 2021: The minutes were unanimously approved.