



# Town of Sudbury

## Design Review Board

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### **Meeting Minutes** **June 9, 2021** **Design Review Board**

**Meeting format:** Zoom Conference Call  
**Present:** Susan Vollaro, Chris Alfonso, Jim Parker

### **Review Proposed Signage** **Applicant: Parson's Medical Building, 631 Boston Post Road**

Parson's Medical Building was represented by Attorney Joshua Fox and Jake Parsons of Parsons Commercial Group. The applicant presented a site plan, landscape plans, elevations and a 3D rendering for a proposed medical office which involves the demolition of the existing building, formerly Sudbury Home Improvement, and construction of a new 8,960 square foot commercial use building.

The applicant has been through the ZBA once, where the argument was made that a medical building may operate in a residential zone by way of a special permit.

The Board recommended that the proposed plants and trees for screening should be native plants. The Board also recommends that the lines of trees be staggered to encourage a more natural look. Privacy screening can still be obtained with this layout.

The Board noted that the elevations and renderings provided did not accurately represent the slope and surrounding land adequately enough to determine how the structure would relate to the current parcel. The elevation shows the building appearing to sit on a flat site even though it is a heavily sloped site. The board was also provided with a landscape plan for review that did not match the site plan. Also, the east and south elevations were not provided for review. The board expressed the difficulty on commenting on site design given all the omissions and conflicting information. The applicant indicated that they are working with their architect on improved elevations and renderings to better represent the proposed building on the site.

Ms. Vollaro noted that even with the proposed regrading, the parking lot elevation seems to drop several feet from the back of the building to the front of the building. The applicant indicated that there would be a 3-4-foot-high "stone veneer" wall separating the lower part of the parking lot from the entrances. No samples or details were provided. Based on the proposed contour lines and the steps from the parking lot going right up against the side of the building, the front of the building should actually extend down several more feet to the ground along these stairs. It is unknown what this would look like.

It was recommended that the rear parking near the snow storage be redesigned to facilitate easier parking in and out for the parking spots at the end of the run, especially given that this would be a medical building.

Mr. Parker specifically noted that this project will have a large impact on the resident that lives in the rear of the proposed building. After so many trees are removed from this heavily wooded

lot, the site will change drastically as has happened recently at Sudbury Pines on the other side of Boston Post Road. The applicant indicated that they met with the homeowner, but the board wonders if the homeowner understands the drastic change that would take place to the site. Mr. Parker also noted that the proposed building does not look it belongs in a residentially zoned area.

Regarding the building design, Ms. Vollaro commented that the dormers are not scaled appropriately to the size of the building and look like they are “tacked on”. Mr. Parker would like to see how the massing of the buildings could be changed in relation to the lot to make the buildings feel like they belong in a residential district. The board agreed that the building massing should be broken up, possibly by pushing out the gabled ends. There was also a suggestion to consider designing the building as two levels to take advantage of the slope. The board agreed that the building as presented does not seem to fit in with the site and surrounding properties. It was suggested that it seemed like the applicant took the rough elevation design for their other building at 415 Boston Post Road, added dormers, and simply placed it on this site. The board advised that these are two very different sites in different parts of town and should be treated differently.

The Board asked the applicant about plans for building signage and whether there would be freestanding signs and/or building mounted signs. The applicant said that there would be opportunities for signs on the east-facing gables as well as some sort of free-standing sign at Boston Post Road, but did not give many details beyond that. The board reminded that applicant that at this phase in the design, thought should be put into integrating a coherent sign location and standard into the façade design of the building. No signage lighting was discussed. No motion was made.

**Other Business:**

The Board approved the minutes for the meeting dated May 26, 2021.