



# Town of Sudbury

## Design Review Board

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

DesignReviewBoard@sudbury.ma.us

www.sudbury.ma.us/designreviewboard

### Meeting Minutes January 28, 2026 Design Review Board

**Meeting Format:** Zoom Conference Call  
**Present:** Susan Vollaro (Chair), Ark Pang and Scott Utke  
**Absent:** Katie McCue

S. Vollaro opened the Design Review meeting at 7:32 PM, and requested roll call: A. Pang-present, S. Utke-present, S. Vollaro-present.

#### Review of Proposed Signage

**Applicant:** Ramen Haven  
530 A Boston Post Road

Ricky Zeng from New CC Sign, Inc. was present to discuss the matter with the Board. He proposed replacing signage at 530A Boston Post Road with the new business logos of Ramen Haven. The Bylaws of Meadow Walk Sudbury's Village Retail were used to evaluate the proposal. He proposed 3-wall channel letter and 2-blade signs that conform with the bylaws.

S. Vollaro asked if the depth of the wall signs from the wall and Ricky confirmed they will be no more than 6" from the building facia. He also confirmed there will be a boarder around the letters to ensure the white of the letters will be seen on the white background of the building.

**S. Utke motioned to recommend that the sign, as presented, be approved by the board. A. Pang seconded the motion. It was on motion 3-0; Vollaro-aye, Pang-aye, Utke-aye**

#### Review of Proposed Signage

**Applicant:** Gibson Sotheby's International Realty  
526B Boston Post Road

Andrew Clark of Expose Signs was present to discuss the matter with the Board. He proposed replacing the original signage at 526B Boston Post Road with a new larger sign that included the new logos of Gibson Sotheby's International Realty. The Bylaws of Meadow Walk Sudbury's Village Retail were used to evaluate the proposal, determining the primary sign was too large based on the requirements of the Bylaws.

The Board recommended the primary sign be resized to be no more than 19.1 sq ft, with confirmation that it can fit within the clapboard area of the building's facade. It was also discussed that the bylaws allowed two primary signs if they are both under the 19.1 sq ft size requirement. The size was determined by taking the allotted Sq Ft of 23.83, reducing it by 20% (internally lit) to 19.1 sq ft.

The board does not recommend a second revision but did ask that the revised application signage be sent to Shawna so the final details are recorded with the town.

**S. Utke motioned to recommend that the sign, as presented, be approved by the board. A. Pang seconded the motion. It was on motion 3-0; Vollaro-aye, Pang-aye, Utke-aye**

**Minutes for Approval:**  
December 03, 2025

**S. Utke motioned to approve the December 03, 2025 meeting minutes. A. Pang seconded the motion. It was on motion 3-0; Pang-aye, Utke-aye, Vollaro-aye.**

**Meeting adjourned at 8:13 PM.**