



Town of Sudbury

Design Review Board

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Meeting Minutes

June 24, 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: S. Utke-present, A. Pang-present, S. Vollaro-present.

Review of Proposed Signage

Applicant: YogaSix
515A Boston Post Road

Amy Murray from AG Sign and Graphics Company was present to discuss the matter with the Board. A. Murray was asked to give a summary of the five signs in their application. The primary sign is an internally lit with a proposed area of 24.8 square feet to be installed in the center of the 5-foot sign band above the store front. The secondary sign is a single unlit projecting sign with two sides to be mounted on the existing brackets. The third signs are two vinyl signs to be installed on two existing multi-tenant monument signs at the entrance to the shopping complex. The 4th and 5th vinyl signs are to be installed in the store front window and doors.

The town Bylaws allows for the proposed internally lit primary sign to have a maximum square footage area of 16.5. The applicant's proposed primary sign is 24.8 square feet exceeding the Bylaws limit. However, since the height of the Y6 company logo is over eleven inches taller than the company name YOGASIX letters the proposed sign area of 24.8 square feet has a substantial amount of unused space. Per the Bylaws section 3261.c, Methodology for Measuring Sign Face Area, the board would measure sign area by dividing the sign into two areas containing the company Logo Y6 and the company name YOGASIX. Combining the areas of these parts should be no greater than 16.5 square feet. The applicant will measure the sign area using this method and resize as needed to conform to the maximum allowable primary sign area mentioned above. The final design submittal with area must be submitted to the town for the record.

S Vollaro also noted in the applicant's primary sign drawing that the space between Logo and the letters does not appear to be correct and no dimension is shown on the drawing. When the applicant resubmits their primary sign drawing showing the areas for the two segments mentioned above, they should also confirm the dimension of the space between the two new segments.

As for the secondary sign, since the applicant is proposing only one projecting sign the board would consider the two-sided side to be only one sign. Taking into consideration the secondary

side to be only one sign and combining this area with the maximum 16.5 square foot area in the revised two segment primary sign, the total square footage of space face will conform with the Bylaws.

The board had no comment on the monument signs proposed.

As for the signs on the doors and windows, the board reminded the applicant that these signs should not exceed 25% of the glass area.

The board also made the following suggestions:

- To enhance the contrast between the proposed sign and the light color of the sign band area, S Vollaro suggested the logo and the primary letters of the sign have a black border. A. Murray believed the sign already had this suggested black border, but she will discuss the Board's suggestion with the owner.
- Since the store had two front doors S. Utke suggested that only one door have the company logo and the other door be designated as the entry/exist door to the business establishment.

S. Vollaro motioned to approve the applicant's application based on dividing the primary sign into two segments and the combined area of these two segments will not exceed 16.5 square feet and the secondary side will be one sign and not two as mentioned in the Zoning Review document. S. Utke seconded the motion. It was on motion 3-0; Vollaro-aye, Pang-aye, Utke-aye.

It is not necessary for the applicant to meet with the Board again. The applicant should resubmit their application with a revised primary sign drawing conforming to the maximum allowable sign area using the aforementioned methodology for measuring area.

Minutes for Approval:

June 10, 2026

A. Pang motioned to approve June 10, 2025 meeting minutes with no changes. S. Utke seconded the motion. It was on motion 3-0; Vollaro-aye, Pang-aye, Utke-aye.

Meeting adjourned at 8:10 PM.