



Town of Sudbury

Design Review Board

DesignReviewBoard@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax : 978-639-3314
www.sudbury.ma.us/designreviewboard

Meeting Minutes August 26, 2026 Design Review Board

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

Susan 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: Brightpath Child Care** **694 Boston Post Road**

Heather Dudko, a consultant for both Jones Sign and Brightpath Child Care, was present to discuss the matter with the board. H. Dudko first presented their client's sign application on July 8, 2026. The DRB did not take a vote on the proposed signs since the total area of the two signs proposed was 70.61 square feet and the bylaws limit the signs to a total square footage of 57.

After discussions with her clients, in H. Dudko's second presentation with the Board presented a smaller primary front elevation wall sign with gooseneck lighting (42.7 square feet) and a smaller secondary side wall sign with gooseneck lighting (14.22 square feet) for a total square footage of 56.92. The proposed two signs meet the Zoning Review and town bylaws requirements

Also presented again was the proposed freestanding monument non-illuminated sign. Although this sign conforms to the size of the bylaws, the sign now has the address numbers moved to the center of the top of the sign as requested by the board in our first meeting. The client also moved the monument sign from the parking lot side of the driveway to the school building side of the driveway as suggested by the Board also during our first meeting.

Although the Board would have preferred the side wall sign to be located closer to the school entrance door, locating the sign below the sign below the roof apex is acceptable. The board had no further comments on the proposed signs.

A. Pang motioned to approve the revised signs as presented. S. Utke seconded the motion. It was on motion 3-0; Vollaro-aye, Pang-aye, Utke-aye.

Minutes for approval: July 29, 2026

S. Utke motioned to approve the July 29, 2026 meeting minutes as drafted. A. Pang seconded the motion. It was on motion 3-0; Vollaro-aye, Pang-aye, Utke-aye.

The meeting adjourned at 7:41 p.m.