



# Town of Sudbury

## Historical Commission

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### MINUTES

June 20, 2023 AT 6:30 PM

### VIRTUAL MEETING

**Present:** Chair Chris Hagger, Vice-Chair Diana Warren, Diana Cebra, Chris Durall, Kathryn McGrath, Jan Costa, and Marjorie Katz.

**Absent:** Bill Andreas

**Others Present:** Planning & Zoning Coordinator Beth Perry, Community Preservation Coordinator Ryan Poteat

Mr. Hagger opened the Historical Commission meeting at 6:30 PM.

Roll Call was taken: Hagger-present, Cebra-present, Durall present, McGrath-present, Costa-present, Katz-present, Warren-present

#### **Public Hearing – 196 North Road under the Sudbury Demolition Delay Bylaw**

Mr. Hagger confirmed the Building Inspector had not received additional information, nor a demolition plan for 196 North Road.

**Mr. Hagger motioned to extend the public hearing for 196 North Road to the next Historical Commission meeting on July 18, 2023. Ms. McGrath seconded the motion. It was on motion 7-0; Hagger-aye, Costa-aye, Cebra-aye, McGrath-aye, Warren-aye, Durall-aye, Katz-aye.**

**Mr. Hagger motioned to extend additional time for submitting a demolition plan by the applicant for 196 North Road to the next Historical Commission meeting on July 18, 2023. Ms. Cebra seconded the motion. It was on motion 7-0; Hagger-aye, Costa-aye, Cebra-aye, McGrath-aye, Warren-aye, Durall-aye, Katz-aye.**

#### **Public Hearing - 328 Hudson Road under the Sudbury Demolition Delay Bylaw**

Present: Applicant Victor Nasimento, 328 Hudson Road

Mr. Hagger confirmed that a Demolition plan had been received. Mr. Hagger detailed that a Commission site visit took place on April 18, 2023.

Mr. Nasimento explained the proposed new building would follow the footprint of the original building. He noted that the existing garage would be replaced, due to size and condition.

Ms. McGrath noted MACRIS indicates that similar garages have been listed as contributing resources to National Register listings and asked if the existing window pane configuration could be duplicated. Mr.

Nasimento responded in the affirmative. Ms. McGrath asked about the exposed rafters in the garage. Mr. Nasimento indicated that inclusion of garage rafters would be possible.

Ms. Warren asked if the documents submitted by the owner fulfill the legal requirements for a demolition delay plan as stipulated under Section 4, Item Number four for the bylaw. She stressed that the Commission has determined that the garage is historically significant, and she did not see how the presented plan would preferably preserve the historically significant structure.

Ms. Cebra stated that the proposed garage plan had no resemblance to the existing garage.

Mr. Durall asked if consideration had been given to repurposing the existing garage blocks. Mr. Nasimento stated that the existing blocks might be used with the proposed fence design.

Ms. Warren noted that the garage reflected a particular style, type and age and was the only one of its type in Sudbury.

Neighbor Andrew Stockwell-Alpert, 324 Hudson Road, stressed that Mr. Nasimento was a capable contractor and asked about the historical significance of the dilapidated garage. He indicated the presented plan was good, and asked that the Commission vote on this matter as soon as possible, in consideration of the neighborhood and the fact that the applicant is an excellent contractor. Mr. Hagger recommended that Mr. Stockwell-Albert review the prior meeting Commission decision and related discussion, in order to better understand the historical significance of the building.

Neighbor Cheryl Bomba, 336 Hudson Road, confirmed that Mr. Nasimento and his wife are great neighbors and have taken great care to beautify his property. She expressed her support for the proposed project.

Mr. Nasimento stressed that the garage structure is in disrepair, and will likely collapse if remains as is.

Neighbor Nancy Stockwell, 324 Hudson Road, stressed that the garage reflects a dilapidated structure which would likely fall down. She stated the structure deteriorates the neighborhood and encouraged the Commission to accept the proposed plan.

Ms. Warren suggested that Mr. Nasimento provide the Commission with a letter from a structural engineer, to indicate that the structure is unsafe; the Building Commissioner might then determine that the structure is unsafe and invoke emergency demolition under the bylaw. Mr. Hagger read the related emergency demolition bylaw aloud.

**Mr. Hagger motioned to continue the public hearing for 328 Hudson Road under Section 4, Number 5 (Section 4.5) to the next Sudbury Historical Commission meeting on July 18, 2023 in order that the suggested option being considered. Ms. Warren seconded the motion. It was on motion 7-0; Hagger-aye, McGrath-aye, Durall-aye, Cebra-aye, Warren-aye, Costa-aye, Katz-aye**

Mr. Nasimento agreed with the motion brought forth by the Commission.

**35 Willis Road under the Sudbury Demolition Delay Bylaw**

Mr. Hagger confirmed the application was received by the Commission on June 2, 2023 under Section 4.2, and a Commission site visit will be scheduled.

Present: Applicant Peter Denny, 35 Willis Road; Attorney for the property buyer Sam Ikanian, 74 Main Street, Marlboro, MA

Mr. Ikanian noted the proposed plans belong to the prospective home buyer and not Mr. Denny.

The applicant and the Commission scheduled the site visit for Friday, June 23, 2023 at noon.

**Approval of May 16, 2023 Meeting Minutes**

Ms. Warren suggested approval of the minutes of May 16, 2023 be postponed to the next Historical Commission meeting on June 20, 2023 to give Mr. Hagger the opportunity to review the recording of the meeting concerning the discussion about the historic marker issue to not be restored or replaced. Mr. Hagger stated a postponement of minutes is not necessary.

**Mr. Hagger motioned to approve the Historical Commission meeting minutes of May 16, 2023, as amended. Ms. McGrath seconded the motion. It was on motion 7-0; Cebra-aye, Hagger-aye, McGrath-aye, Durall-aye, Warren-aye, Costa-aye, Katz-aye**

**SHC Applications approved by the CPC and Town Meeting – RFP Development**

Present: Peter Benton

Ms. Cebra reported Mr. Benton had received a copy of the CPC application for the Hosmer House Historic Structure Report and Cultural Landscape Report along with the Collection Study. The Collection Study was a separate presentation to CPC who approved a \$20,000 grant.

Mr. Benton stated the Hosmer Houser HRS/CLR and the Collection Study should be two separate RFQs.

Ms. Costa stated the carry forward regarding Mr. Benton's consulting to draft RFQs, could continue the work can be done in July but the agreement states June 30, 2023.

Ms. Katz inquired if the CPC voted on two separate proposals, can two proposals be combined.

Ms. Warren stated the CPC application for the Hosmer House projects was presented in two parts for different costs – the HRS/CLR for 110K and the CS for 20K.

Mr. Hagger stated it is more work for the Town if the two projects are separate RFQs as all the administration and invoicing is doubled.

Ms. Costa stated the funding – should be accounted for separately whether the reports are separated or combined.

Mr. Hagger inquired about the valuation/selection criteria in the RFQs. Mr. Benton replied the biggest advantage is in the selection of the consultant who best works with the Commission. References and sample work were included as part of the qualifications of the consultant.

Ms. Warren commented that the RFQ's wording about selection criteria is the wording that was previously approved by the town's procurement office in previous RFQs.

Mr. Benton said he would separate the RFQ he had drafted into two separate RFQs for the two parts of the HH projects – one for the HRS/CLR and a second for the CS.

Ms. Warren stated the CPC wants projects to be conducted for the CPA money appropriated to be spent.

Ms. Costa stated some -of the CPC articles may- sunset - and those funds go into a reserve fund.

Discussion about the difference between Request for Proposal and Request for Quotes and what is appropriate for Commission's CPC Applications evolved among Commissioners.

### **Recommendations and Feedback in the Final Report Phase Four Historic Property Survey**

Ms. Warren summarized the recommendations of 2021 Phase Four Historic Property Survey Final Report. She mentioned that the report recommended 12 individual properties as well as other areas to be surveyed in the future which had not been survey in Phase Four. Ms. Warren said the report recommended properties be nominated for listing on the National Historic Register and 7 more properties which might be recommended after additional research. Related discussion took place. Ms. Warren asked if there might be enough money to hire a consultant to work on a property survey project.

### **Historic Resources Inventory Survey Project**

Ms. Warren stated that Phase V had been approved by CPC and Town Meeting to survey 41 properties – individual building surveys - and one area survey for 23K. She mentioned the uncompleted 2015 survey project is for 10 properties for 5K at \$500 per survey. She commented she had provided the SHC with the draft RFQ, SOW. RFQ announcements. Solicitation list. She also provided Exhibit I which lists the 41 buildings and one area (Wayside Inn area recommended in the Phase Four Final Report) to be surveyed in Phase V and an additional 10 buildings – barns – to potentially be surveyed using the 2015 5K funding. She stated she had researched the entire MACRS listing to determine what barns in Sudbury are under surveyed or have not been surveyed.

Ms. Warren stated the wording of the Phase V RFQ is based on the same wording as the RFQ approved for Phase Four and the next step would be to have Ms. Jones in the procurement office review and approve the RFQ.

Ms. Warren suggested the RFQ be released on July 20, 2023. Board Members provided comments regarding the draft RFQ qualifications.

### **Sudbury-Hudson Transmission Reliability Project including Retention of Portions of Bridge 128 and Cattle Pass**

Mr. Hagger confirmed that Commissioners conducted a site visit at the locations, along with DCR and Eversource representatives/consultants. He mentioned granite blocks to be retained from Bridge 128 for public viewing, and that Eversource recommended that Mr. Hagger forward a letter from the Town indicating the Town would provide a safe spot to store the articles from Bridge 128. Mr. Hagger confirmed that the letter from the Town was provided. He added that DCR would pick up the blocks and bring them back to location.

Mr. Hagger indicated that no specific decisions were made during the site visit. He noted that space on either side of Bridge 128 could include the placement of these granite blocks (up to eight) between the landscaping along the side of the Mass Central Rail Trail.

Mr. Hagger described the cattle pass embankments, which was very fascinating, and the transmission line will go around the embankments rather than through them. Related photos were presented.

#### **Invitation to Consult on Mass Central Rail Trail – Interpretive Signage Development**

Mr. Hagger stated that when the signage report is completed, it will be shared with the Commission. Ms. McGrath described the various interpretive signage to be included. She stated that such signage would be most informative around the cattle pass, diamond junction, signals and other areas of the RR features.

Ms. McGrath noted she has been researching the names of the foremen and workers who worked at the Railroad.

Ms. Warren mentioned she had heard that supposedly another second cattle pass had been discovered, and stated that if no other cattle pass had been found it should be documented. Mr. Hagger confirmed he would check if a second cattle pass had been found.

#### **RR Section House and Crumbles Train Station (Yellow Train Station near diamond)**

Mr. Hagger reached out to Town Manager and Town Counsel regarding the possible purchase of the RR Section House by the Town. He added the initial response was favorable, and was willing to perform additional inquiries.

#### **Hosmer House including HH Facility Needs, Cleaning Vendor, Landscape, Event Volunteers and Open Houses/Programs**

Ms. Cebra spoke of the teacher's retirement party at the Hosmer House, which went very well.

Ms. Cebra described repair work being done at the Hosmer House.

Ms. Warren suggested the Commission check that the repair work being done at Hosmer is by parties who are experienced in historic restoration and repairs.

#### **Certified Local Government including Joint Meeting with the SHDC**

Mr. Hagger announced the joint meeting with the SHDC had been postponed.

Ms. Warren summarized the responsibilities of the Commission under the Certified Local Government program as described in the CLG Memorandum of Agreement, Certification Agreement and CLG Annual Reporting Form.

#### **Selection of Historical Commission Chair**

Ms. Katz nominated Mr. Hagger as Chair of the Historical Commission.

**Ms. Katz motioned to appoint Chris Hagger as Chair of the Historical Commission. Ms. Costa seconded the motion. It was on motion 7-0; McGrath-aye, Hagger-aye, Durall-aye, Warren-aye, Cebra-aye, Katz-aye, Costa-aye.**

### **Selection of Historical Commission Vice Chair**

Mr. Hagger nominated Kathryn McGrath as Vice Chair of the Historical Commission. Ms. McGrath stated she was willing to serve.

**Mr. Hagger nominated Ms. McGrath to serve as Vice Chair. It was seconded by Mr. Durall. It was on motion 7-0; McGrath-aye, Hagger-aye, Durall-aye, Warren-aye, Cebra-aye, Katz-aye, Costa-aye.**

### **SHC Goals**

Mr. Hagger reported the Commission Members have a full schedule at this time.

Ms. Warren commented that while there are four projects going forward at this time it is also important for the Commission to think about and discuss of the actions and work the commission does to protect the historic fabric of the town. She indicated her concern about the Commission losing sight of the big picture.

### **Historic House Marker Program**

No further updates were presented.

Ms. Warren suggested the Historic Marker Program be posted on the SHC page of the Town's Web site. Commissioner were in agreement. Ms. Warren also suggested that a Hosmer House application brochure be created using other Massachusetts town's Historic Marker brochures as examples.

### **SHC Finance Reports and Current year Funding needs**

Ms. Costa reported on the May fund reports, and also an estimation of remaining FY 23 funds in the General Fund at this point in time. She also asked if any Commissioners had any expenses they haven't reported. If so, please make these known and submit completed expense reports to Jan by June 22

### **Sudbury Colonial Faire**

The Historical Commission did not participate in the Sudbury Colonial Faire last year and decided not to participate this year.

### **Recommended Archeology**

Ms. McGrath reported the Planning Board will be holding a public hearing regarding 86-92 Boston Post Road. Additional research at MHC needs to be completed.

### **Date for next meeting**

The next meeting of the Historical Commission is July 18, 2023.

### **Motion to Adjourn**

**Mr. Hagger motioned to adjourn the meeting. Ms. Cebra seconded the motion. It was on motion; 7-0; McGrath-aye, Hagger-aye, Durall-aye, Warren-aye, Cebra-aye, Katz-aye, Costa-aye.**

Mr. Hagger adjourned the meeting at 11:56 PM.