



# Town of Sudbury

## Historical Commission

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### MINUTES

**November 14, 2023 AT 6:30 PM**

### **VIRTUAL MEETING**

Present: Chair Chris Hagger, Vice-Chair Kathryn McGrath, Treasurer Jan Costa, Chris Durall, Majorie Katz, Diana Warren, Diane Cebra, Bill Andreas, Michael Wallace

Also Present: Director of Planning and Community Development Adam Burney, Planning and Zoning Coordinator Beth Perry

Mr. Hagger opened the meeting at 6:31 PM. Roll Call; Costa-present, Cebra-present, McGrath-present, Andreas-present, Katz-present, Wallace-present, Warren-present, Durall-present, Hagger-present

#### **Welcome to Sudbury Town Planner**

Mr. Hagger welcomed Adam Burney as Director of Planning and Community Development. Each Board Member introduced themselves and stated how long they had been on the Commission and other related tasks.

Mr. Burney noted he had been in the municipal planning field for some twenty years and has worked on demolition delay bylaws and regulations. He stressed that historic preservation is very important in the Town of Sudbury. He acknowledged that he would be the Certified Government lead for the Commission.

Mr. Burney noted there has been good response to the Hosmer House RFP.

#### **92 Goodnow Road under the Sudbury Demolition Delay Bylaw**

Present: David Morgan, DRM Design Build Inc., Representing the Owner

Mr. Hagger stated that the Demolition Delay Bylaw application had been received on November 1<sup>st</sup> and 2<sup>nd</sup>. Section 4, Item 2 regulation at this meeting.

Commissioners decided to conduct the site inspection on Thursday, November 16<sup>th</sup> at 10:00 AM.

Ms. Warren disclosed that she is a cousin of Mr. Morgan but has no conflict of interest.

**35 Willis Road under the Sudbury Demolition Delay Bylaw – Discussion of alternatives to full demolition**

Present: Alexey Saven, 35 Willis Road

Mr. Hagger recognized that the Commissioners would be focusing on Section 4, Item 7 at this meeting.

Mr. Saven confirmed he was seeking recommendations from neighbors regarding consulting with a preservation architect.

Mr. Hagger stated that the related discussion could continue to the December 12, 2023 SHC meeting.

**Approval of September 19, 2023 Historical Commission meeting minutes**

**Mr. Hagger motioned to approve the September 19, 2023 Historical Commission meeting minutes, as edited. Ms. Costa seconded the motion. It was on motion 7-0; Hagger-aye, Costa-aye, McGrath-aye, Andreas-aye, Cebra-aye, Katz-aye, Warren-aye**

**Historical Commission Applications approved by the Community Preservation Commission and Town Meeting – Request For Proposal Development**

Ms. Cebra stated that twelve have responded to the RFP in conjunction with the structural report which might be beneficial. Mr. Hagger confirmed that the landscape and structural requests have gone out, and the collections study might be considered. Ms. Warren detailed that the deadline for the RFP is December 11, with a 30-day window to act after that deadline. Ms. Warren thanked Beth Perry and Elaine Jones for the help they provided with the procurement process.

Ms. McGrath noted that she had everything she needed and would submit the materials to Ms. Perry. Mr. Burney asked if the Commission wanted to wait to submit after the holiday, and direct solicitation could take place. Mr. Andreas stated that if a solid list was in hand, the materials could go out now, but if not, submittal could wait until after the holidays and go forward sometime in February. Ms. Warren also advocated for submission after the holidays. Commissioners and Mr. Burney provided feedback with most indicating that Ms. McGrath could submit the request as soon as after Thanksgiving. Ms. McGrath indicated she would submit the documentation tomorrow for review by Mr. Burney.

**Historic Resources Inventory Survey Project**

Ms. Warren reported that Town Manager Sheehan signed a contract with Roblee Preservation of New York and she and Mr. Hagger conducted an initial meeting with the principal, Andrew Roblee on Monday and work is commencing and is reaching out to the Massachusetts Historical Society.

**Community Preservation Committee Updates**

Ms. Costa explained that one historic CPC application (the bridge project) is within the Wayside Inn District and therefore, on the State Register – which means that Historical Commission does not vote on applications listed on the State Register.

**Ms. Warren motioned that the SHC support the CPC Application submitted by the Town for the Wayside Inn Road Bridge project. Mr. Andreas seconded the motion. It was on motion 3-1-3; Costa-abstain, Hagger-no, Cebra-aye, McGrath-abstain, Katz-abstain, Warren-aye, Andreas-aye**

**The motion did not pass.**

Mr. Hagger commented that he did not support the design of the bridge, which has no historical basis. Ms. Warren stated that the Sudbury Historic Districts Commission supported the application and the proposed bridge construction must comply with State law. Ms. Costa - will request additional financial information regarding the \$400,000 request for the Wayside Inn bridge project.

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

Ms. McGrath indicated the project was completed; she thanked Steve Greene and Rick for their help. She mentioned that featuring of the relay boxes could be discussed at an upcoming meeting.

#### **Hosmer House including Status update on mold remediation being conducted by the Town, open houses**

Mr. Hagger stated that the mold remediation was completed; the verbal air quality test results indicated it was safe to go back into the House. He stated that Ms. Duran was hoping the final report would come in this week. Mr. Hagger confirmed another round of testing would be performed during November, with a final written report in December.

Ms. Cebra stated the first floor of the house could be opened on December 2nd during the village holiday festivities with a brief description of the Hosmer House provided. Mr. Hagger stressed the importance of receiving the results of the second testing results. The consensus of the Commission was not to open the House on December 2<sup>nd</sup>.

Ms. Cebra mentioned the memorial service for Liz Rodowsky who passed away several weeks ago, who served on the Commission for some 10 to 12 years and made many contributions to the Historic Commission. Ms. Cebra stated that Ms. Rodowsky provided charity donation to the Hosmer House and mentioned the difficulties related to the mailing address of the Hosmer House, and asked Mr. Burney if the correct mailing address could be provided on the website. Mr. Burney agreed to make the changes.

Commissioners had a robust discussion regarding memorializing Historical Commission volunteers over time.

Ms. Warren mentioned there existed one million + in the reserve CPC funds for the historic preservation category and there would be no problem funding a roof for the Hosmer House.

#### **Stewardship Working Group Volunteers**

Mr. Hagger requested that Mr. Burney provide guidance to the new volunteers. Mr. Burney agreed to help with that effort and help with the related mission statement or charge for the Stewardship Working Group. Mr. Hagger recommended that Mr. Burney review the joint meeting minutes with the SHDC.

Ms. McGrath stated that she and Ms. Katz had not met yet and were waiting for the SHDC to present two volunteers from that Commission. Mr. Hagger opined that two volunteers from the SHDC and the SHC would independently commence with related discussion, and then would come together under the direction of the Planning Director. Mr. Hagger recommended that Ms. Katz and Ms. McGrath would meet before the next Commission meeting in December.

### **Historical Commission Goals Discussion**

- Acquire the yellow train station and the Section House from the MBTA – Mr. Hagger
- Carding Mill (part of the Henry Ford campus) on Carding Pond given to the Sudbury Conservation Commission; ideas for preservation as previously considered. Mr. Hagger suggested the Stewardship Working Group might undertake this project
- Cemetery stone restored and put back in the Revolutionary War Cemetery
- Budget process improvements – Ms. Costa
- Historical Society next generation kiosk; Revolutionary War Cemetery-restoration – Ms. Costa and Ms. Katz
- CPC Representative– Ms. Costa
- Increasing the cultural landscape study – Ms. McGrath
- Continuing public education and preservation advocacy – Ms. McGrath
- Improvements with the Hosmer House and now has help within the House and guidance from professionals (collections, website advances) – Ms. Cebra
- Continue work with the Hosmer House Fairy Garden and how it influenced Florence Hosmer – Ms. Cebra
- Advance the projects associated with the Hosmer House and encourage the reopening of the Hosmer House post-remediation, new roof, etc. – Ms. Cebra
- How to keep the Hosmer House sustainable, overall management – Ms. Cebra
- Consider maintenance of the Hosmer House – Mr. Durall
- Continued and leverage the Certified Government Program, especially in consideration of the Hosmer House – Mr. Durall
- Advancing the granite markers throughout Town and list them on an historical listing – Mr. Durall
- Consider ways to work with other Town Boards, Committees, Commissions – Ms. Katz
- Educate realtors, especially with Demolition Delay Bylaw and the importance of maintaining historical homes – Ms. Katz
- Funding to complete gravestone maintenance at the Revolutionary War Cemetery – Ms. Katz
- Checking with the Historical Society to determine the age of the granite markers – Mr. Andreas
- Carding Mill presentation and public use for the building and return it to its original use as a shop or have a tenant at the site – Mr. Andreas
- Educate the Commission how to approach historic structures without considerable funding, and collaborate with other Town groups – Mr. Andreas
- Mr. Wallace echoed all comment presented by the Commissioners and offered his help

**Historical Commission Finance Reports and current year Funding needs**

Ms. Costa distributed the Finance Reports last week and provided a brief update.

**Recommended Archeology**

Ms. McGrath mentioned the demolition plan for 212 Pratts Mill Road, adding there was no identified archeological site at that property. Associated group discussion took place.

**Date for next meeting(s)**

December 12, 2023 at 6:30 PM

Mr. Hagger presented the 2024 SHC Meeting Schedule.

**Mr. Hagger motioned to approve the 2024 SHC Meeting Schedule, as amended. Ms. Katz seconded the motion. It was on motion 7-0; Costa-aye, Hagger-aye, Andreas-aye, McGrath-aye, Cebra-aye, Katz-aye, Durall-aye**

**Motion to adjourn.**

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

There being no further business the meeting ended at 9:58 PM.