



Town of Sudbury

Historical Commission

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MINUTES May 19, 2026

Members present: Chair Chris Hagger, Vice-Chair Michael Wallace, Treasurer Chris Durall, Stephen Greenstein, William Andreas, Steven Greene, Jan Costa, Kim Burns, Marjorie Katz

Others Present: Beth Perry, Planning and Zoning Coordinator

Mr. Hagger opened the Historical Commission meeting at 6:30 PM. Roll Call was taken: Hagger-present, Andreas-present, Durall-present, Greene-present, Costa-present, Greenstein-present, Katz-present

317 Old Lancaster Road Public Hearing under the Sudbury Demolition Delay Bylaw

Present: Nikhal Bhosrekar, Owner - 317 Lancaster Road

Mr. Hagger stated the application was received on 2/18/26, a site visit was conducted on 2/26/26 and the application was presented at the 3/10/26 meeting of Historical Commission. Mr. Hagger confirmed that the HC determined the building was historically significant and the applicant asked for and was granted a continuance to the 5/19/26 HC meeting.

Mr. Bhosrekar stated the requested demolition of the existing 2-car garage and to remove the current covered entry over the side door. He explained that the garage is reflective of a mid-1990's addition and presently has a wood floor which is structurally compromised.

It was noted that the project architect who is based in Holliston, specializes in renovating historic homes.

Mr. Hagger inquired about the windows being installed in the historic part of the building. Mr. Bhosrekar replied either Marvin or Anderson windows would be used.

Mr. Hagger commented that when replacing windows, the Commission attempts to follow Historic District Commission General and Specific Guidelines, along with guidelines from the Secretary of the Interior Standards, which encourages the use of wood windows with true divided windows made when used in new construction. Mr. Hagger stated that HC most usually does not approve of vinyl windows being used as replacement windows.

Mr. Wallace inquired if the clapboard being shown is wood. Mr. Bhosrekar replied in the affirmative. Mr. Hagger inquired about material used for the garage door. Mr. Bhosrekar replied the material is made of an insulated fiberglass.

Mr. Greene asked if any other vinyl-clad windows were being used. Mr. Bhosrekar stated that all of the windows replaced in 2012 are vinyl-clad.

Mr. Hagger stressed that doors and windows are important features of historic houses.

Commissioners discussed the difference between wood and vinyl windows.

Ms. Burns arrived to the SHC meeting at 7:35 PM.

Mr. Hagger motioned to accept the demolition plan for 317 Old Lancaster Road presented at the 5/19/26 meeting, with the following changes agreed to by the applicant: the two windows located on the side of the front block of the original structure be constructed out of wood and be simulated, or true divided lite windows, which match the overall size and be aligned with the windows above them on the second floor; HC strongly recommends, but does not require the applicant to use wood on the garage doors and the mudroom door located on the new addition: HC determined the addition is not detrimental to the historical or architectural heritage or resources of the town, therefore the structure need not be preferably preserved and the building inspector may issue a building permit. Mr. Wallace seconded the motion. It was on motion 7-0; Wallace-aye, Hagger-aye, Andreas-aye. Greenstein-aye, Costa-aye, Durall-aye, Katz-aye.

Hosmer House Archivist Project

Mr. Durall stated that he and Steve Greene met with Mr. Buccella to review the items requesting disposing of. He added that the subject items were deemed to be trash and had no historic value.

Mr. Durall thanked Sandra Duran, Combined Facility Director, for relocating the file cabinet to the first floor of the Hosmer House.

Mr. Durall stated there is a file cabinet in the storeroom which contains a safe and asked if anyone has the lock combination.

Mr. Hagger inquired about the disposition of the boxes of books. Mr. Durall stated Mr. Buccella recommended the books be stored in the Art Room.

Sudbury Granite Markers

Mr. Durall confirmed that he had contacted the individual who offered to paint and clean granite markers. He confirmed there were sufficient funds to clean one or two stones. He suggested the cleaning and repainting of the granite markers at Concord and Old Sudbury Road across from the Hosmer House and the one at Union and Boston Post Road site.

Mr. Hagger motioned the Sudbury Historic Commission approve up to \$500.00 for the repainting of two (2) granite markers; one located at Concord and Old Sudbury Road and one at Union and Boston Post Road. Ms. Costa seconded the motion. It was on motion 7-0; Wallace-aye, Hagger-aye, Andreas-aye. Greenstein-aye, Costa-aye, Durall-aye, Burns-aye.

Mr. Hagger mentioned the Director of DPW told him the granite marker at Union Ave will be installed soon.

Historic Cemetery Restoration Project, potential CPC application and Wheeler Stone using CPA funds

Ms. Burns stated that Adam Burney, Director of Planning and Community Development, suggested a couple of edits to the RFP, approved at last HC. She added an appendix which lists the stones of interest.

Mr. Andreas reported several residents approached Ms. Elin Neiterman, President of Sudbury Historical Society at the Sudbury 250 Celebration regarding the headstones of their relatives. He suggested Ms. Neiterman send a list to Ms. Burns and Mr. Hagger.

Mr. Andreas mentioned conducting a tour of the Cemetery for the Sudbury third graders. He stated the tour was a great success.

Ms. Costa reported many people during the Sudbury 250th Celebration complimented her on the new kiosk at the cemetery.

Ms. Costa reported the CPA applications are due in early September.

Mr. Greene stated CPC will be more receptive to new request when the funding from prior CPC grants is depleted.

Hosmer House Restoration Project

Mr. Hagger reported the contract with APS, the firm selected to perform the design the exterior renovation of the Hosmer House, had been signed. A schedule of work to be completed was displayed.

Hearse House past Opening on May 16, 2026

Mr. Hagger congratulated Mr. Greene on his hard work and successful presentation at the Hearse House on May 16th. Mr. Greene stated this is an example of how the Commission can provide information on the historic structures without a large infusion of cash. He commented on the successful collaboration of the Sudbury Historical Society and Sudbury Historical Commission for this event.

Hosmer House including Open Houses/ past May 16th, 2026 Open House, Housekeeping/ Cleaning, Memorial Day Open House, FY27 Dynamic Janitorial Cleaning Amendment, Recent Mold Assessment Report

Mr. Hagger reported there were over 800 visitors to the Hosmer House during the one-day Sudbury 250th Celebration held last week.

Maureen Hines has agreed to be the refreshment coordinator for Memorial Day Open House.

Commissioners provided comments on various stories from the open house during the Sudbury 250th Celebration.

Ms. Burns agreed to schedule the cleaning of the Hosmer House after the Memorial Day Open House.

Mr. Durall reviewed the option to continue the Hosmer House cleaning agreement with Dynamic Janitorial.

Mr. Hagger motioned to approve the FY 27 Dynamic Janitorial Cleaning Amendment for a one-year period. Mr. Durall seconded the motion. It was on motion 7-0; Wallace-aye, Hagger-aye, Andreas-aye. Greenstein-aye, Costa-aye, Durall-aye, Burns-aye.

Mr. Hagger inquired if the Commission wants to post the latest Mold Assessment Report on the Town SHC website. The Commission voiced their agreement to the posting of the mold report.

HC/HDC Stewardship Working Group including meeting with the Sudbury Conservation Commission

Mr. Hagger drafted a summary of the recent HC/HDC Stewardship Working Group with the Sudbury Conservation Commission. Key points are:

- Evaluate, develop recommendations and cost estimates to restore the dam

- Develop short- and long-term plans for restoration/preservation of Carding Mill Building and Dam

- Evaluate potential limited public access and parking options

- Provide greater security for Carding Mill Building

- Work with Sudbury Combined Facilities Director to determine any immediate restoration needs

- Prepare a Historic Building Structure Report

- Meet with CPC to determine potential projects/funding needs

- Develop list of potential future uses of the building

- Arrange future site visits for appointed and elected Town officials

Mr. Wallace suggested treating the Carding Mill Building and Town owned lands around the mill as one.

Mr. Andreas suggested adding to the list changing the management of the property from the Conservation Commission to the Historic Commission.

Ms. Costa inquired if a timetable was discussed. Mr. Hagger replied the ConCom is waiting for the consultant's report on the condition of the dam.

Hosmer House Collection Management Policy

Mr. Andreas stated he is still working on the draft policy and hopes to complete the policy by the end of the summer prior to having a professional consultant review/comment on it.

Town-wide Indigenous Cultural Landscape Study Update

Mr. Hagger reported Mr. Burney, Director of Planning and Community Development had communicated that he is preparing the contract with the selected consultant for the Town-wide Indigenous Cultural Landscape Study.

Annual Report 2025 MCRT Historic Properties

Mr. Hagger reported that Mr. Burney has offered to ask the representative of the Mass Central Rail Trail division of DCR about the resolution of the damaged historic artifacts.

Historical Commission Term reappointments

Mr. Hagger reported on the appointments of Ms. Costa and Mr. Andreas end at the end of June.

Mr. Hagger recommended Ms. Costa for another term on the Historical Commission. Mr. Greenstein seconded the nomination. It was on motion 7-0; Wallace-aye, Hagger-aye, Andreas-aye. Greenstein-aye, Costa-aye, Durall-aye, Burns-aye.

Mr. Hagger recommended Mr. Andreas for another term on the Sudbury Historical Commission. Mr. Greenstein seconded the nomination. It was on motion 7-0; Wallace-aye, Hagger-aye, Andreas-aye. Greenstein-aye, Costa-aye, Durall-aye, Burns-aye.

Meeting Minutes approval of April 14th, 2026 HC Meeting Minutes and April 6, 2026 Carding Mill Site Visit Minutes

Mr. Hagger motioned to approve the Carding Mill Site Visit Minutes as amended. Mr. Andreas seconded the motion. It was on motion 7-0; Wallace-aye, Hagger-aye, Andreas-aye. Greenstein-aye, Costa-aye, Durall-aye, Burns-aye.

Mr. Hagger motioned to approve the April 14, 2026 HC Meeting Minutes as amended. Ms. Costa seconded the motion. It was on motion 7-0; Wallace-aye, Hagger-aye, Andreas-aye. Greenstein-aye, Costa-aye, Durall-aye, Burns-aye.

RR Section House & So. Sudbury Train Station

Mr. Hagger reported the license agreement was sent back to the MBTA for one final change. Mr. Hagger reported the Combined Facility Director is considering a submission to the CPC in the fall.

Mr. Greene provided details of potential displays that could be located inside the RR Section House.

Mr. Greene provided highlights of the history of the So. Sudbury Train Station.

Mr. Hagger reported he has reached out to director of DPW to provide ground maintenance at the RR Section House.

HC Financial Reports and FY 27 Budget Status

Mr. Durall reported the Commission has a balance of \$700.00 in the general fund.

Mr. Hagger motioned to rescind tonight's vote for up to \$500.00 to restore the paint on the granite markers. Mr. Durall seconded the motion. It was on motion 7-0; Wallace-aye, Hagger-aye, Andreas-aye, Greenstein-aye, Costa-aye, Durall-aye, Burns-aye.

Mr. Andreas motioned the SHC approve up to \$1,000 for the restoration of 4 granite markers. Mr. Hagger seconded the motion. It was on motion 7-0; Wallace-aye, Hagger-aye, Andreas-aye. Greenstein-aye, Costa-aye, Durall-aye, Burns-aye.

Date for next meeting-June 16

Mr. Hagger reminded the Commissioners the next meeting of the HC is scheduled for 6/16/26.

Motion to adjourn.

Mr. Hagger motioned to adjourn. Mr. Wallace seconded the motion. It was on motion 7-0; Costa-aye, Hagger-aye, Durall-aye, Greenstein-aye, Andreas-aye, Wallace-aye, Burns-aye.

Mr. Hagger adjourned the HC meeting at 9:36 PM.