



Town of Sudbury

Historical Commission

historical@sudbury.ma.us

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

SUDBURY HISTORICAL COMMISSION

MINUTES

TUESDAY JUNE 16, 2026

Members: Chair Chris Hagger, Vice-Chair Michael Wallace, Treasurer Chris Durall, Stephen Greenstein, Kim Burns, Associate Members Marjorie Katz and Steve Greene

Absent: William Andreas, Jan Costa

Others Present: Director of Planning & Zoning Adam Burney, Combined Facilities Director Sandra Duran

Ms. Katz and Mr. Greene were elevated to voting status.

87 Landham Road Public Hearing under the Sudbury Demolition Delay Bylaw

Present: Jack Staiti, Keystone Development, LLC

Mr. Hagger reported the demo application was received on 5/22/26, and that inspection of the property was scheduled for Tuesday, June 23.

Mr. Staiti inquired about the process. Mr. Hagger provided related information.

Potential new Eagle Scout Project

Present: Carl Litsch, 35 Cedar Creek Road; Francesco Buccella, Director – Sudbury Historic Society

Mr. Litsch stated he enjoys history and he has 2 years to complete his project.

Mr. Hagger stated that some scouts have done research regarding the Hosmer House and SHC had asked scouts in the past to create kiosks for historic sites.

Mr. Greene stated that the Railroad Section House has need for related interpretive implementation and/or an outdoor kiosk.

Mr. Burney stated there are some timbers located at the Section House which could be turned into interpretive seating for rail trail users.

Mr. Buccella stated there is a box full of small newspaper clippings which someone could go through to see if they are related to the Hosmer House.

Mr. Wallace stated the Chair of Parks & Recreation has reached out with the idea of introducing signage detailing the history of various Town fields, stated there is the Old North Cemetery which is currently without signage.

Ms. Katz stated she would like something other than kiosk signage for the Scouts to work on.

Hosmer House Archivist Project

Present: Francesco Buccella

Mr. Durall reported that he and Mr. Greene went through [a trash pile compiled by the archivist bins](#) looking for historic items, before they were discarded. He stated they have emptied two filing cabinets which could be moved into the office at the Hosmer House.

Mr. Durall stated that Mr. Buccella has accumulated books without covers, some in pieces and loose papers, not related to the Hosmer House and he needs Commissioners to sort through the accumulated paperwork.

Ms. Burns joined the meeting.

Ms. Katz indicated her concern about a clause in the deed which does not allow anything to be disposed of. She suggested Town Counsel review the deed.

Mr. Greene stated that there is not have enough room at the Hosmer House to properly display the furnishings of the Hosmer House, without storing some off site.

Mr. Wallace stated he reviewed the 1959 deed from Florence Hosmer to the Town of Sudbury, and it does not set forth any restrictions on the use of the building.

Ms. Burns read a quote stating “the Sudbury Historical Commission has the responsibility to maintain the house and its contents in its entirety and in perpetuity.”

Mr. Buccella stated there are 35 boxes of hard cover books and off-site storage is needed to house the books.

Mr. Hagger inquired if any of the books have the Hosmer name. Mr. Buccella stated there are some inscribed with the Hosmer name.

Ms. Katz inquired if the attic and basement will be able to store some books. Mr. Hagger replied that the attic would not be air conditioned.

Sudbury Granite Markers

Mr. Durall stated he has reached out to the individual who has offered to repaint the granite markers, but he has not responded to the inquiry.

Mr. Durall reported his conversation with the Mass DOT cultural resources department representative. He added that the representative confirmed that the 5-6 Post Road 1767 milestones were inadvertently entered into the MACRIS system, and they are not 1776 milestone markers and are Town owned.

Hosmer House Restoration Project

Present: Combined Facility Director Sandra Duran

Ms. Duran reported that Architectural Preservation Studios, has begun their work by visiting the Hosmer House several times. She inquired if the limit of 49 people in the ballroom reflects a structural issue. Mr. Hagger replied this limit was set by the Fire Department and is regulated by exits and square footage.

Ms. Duran suggested the placement of lawn chairs for people to be able to observe the ongoing restorations. Mr. Durall inquired if it is possible to live-stream or video the construction progress.

Ms. Katz stated the contractor would need to agree. Ms. Duran reported the contract with the contractor for the restoration will not be signed for a couple of months and the filming of the process can be added to the RFP.

Mr. Burney suggested offering the contractor a copy and making it part of the evaluation process, which might be attractive to a different group of contractors.

Mr. Hagger acknowledged the need to discuss the funding for the collection movers. Mr. Burney replied possible sources could include a grant from the Foundation, a construction grant from Mass Historical Society, or modification of the CPC grant.

Historic Cemetery Restoration Project including documentation efforts, potential CPC application and collaboration efforts

Ms. Burns reported that she worked with Elin Neiterman to develop a list of 15 gravestones in need of repair and then worked with Adam Burney, Director of Planning to develop an RFP soliciting companies who repair gravestones. Mr. Burney stated he will release the RFP to listed bidders tomorrow.

Ms. Burns detailed that she and Ms. Neiterman continue to work on the gravestone database and have spoken to LSRHS students regarding helping to digitalize related documents. Mr. Burney confirmed that any request for related CPC funding must be submitted to the office by the second week in September.

Wheeler Stone using CPA funds

Mr. Greene provided update regarding the restoration of the stone, which will be finalized next week. He stated that he would be reviewing the invoice and then submit to Mr. Burney.

Mr. Greene stated he would be sharing photos of the restored Stone.

Hosmer House Window Shades Project

Mr. Hagger recommended that work resume on the ordering of such shades. He added that all information and specifications regarding the project could be found on the CPC application 10/30/24 and to be submitted to CPC by 9/6/26.

Mr. Burney asked if the project should be completed post Hosmer House construction. Mr. Hagger stressed the importance of getting the shades back on the windows before furniture is brought into the House. Mr. Hagger stated that it would be best to begin the ordering process shortly because it would take significant time for the shades to be made. He mentioned that the Northeast Documentation Center was consulting on the project.

Hosmer House including Open Houses, Housekeeping/Cleaning, Memorial Day Open House, July 4th Open House/refreshments, furniture moving, Cleaning Contract

Mr. Greene announced that the Hosmer House would be open on June 21st for viewing and confirmed that light snacks would be provided at that opening. Several Commissioners indicated that they would not be able to attend the June 21st Hosmer House Open House in consideration of Father's Day.

Mr. Hagger offered to help with the Hosmer House July 4th Open House. Commissioners agreed that the July 4th Open House would be conducted from 12:00 PM to 3:00 PM.

Mr. Greene motioned to allocate up to \$200.00 for refreshments at the July 4th Hosmer House Open House. Mr. Hagger seconded the motion.

It was on motion 7-0; Hagger-aye, Wallace-aye, Durall-aye, Greenstein-aye, Greene-aye, Burns-aye, Katz-aye

VOTED: To allocate up to \$200.00 for refreshments at the July 4th Hosmer House Open House

Mr. Durall noted that cleaning of the Hosmer House would take place before the July 4th Open House, which would reflect the last FY26 cleaning. He confirmed that Ms. Burns would set up the FY27 cleaning schedule.

Mr. Durall recommended that Ms. Burns forward the final FY26 cleaning invoice as soon as possible. He stated that the FY27 cleaning contract has been finalized and there is a one-year cleaning contract extension that would be eligible for an FY28 cleaning contract.

Mr. Greene announced the passing of Mary Thomas, long-time, devoted Hosmer House docent and volunteer. Mr. Hagger recognized the impressive contributions that Ms. Thomas provided the Hosmer House; he stated that Ms. Thomas will be missed by all.

Hearse House Open House – July 4th

Mr. Greene recommended that the large doors at the Hearse House be open for public access at the July 4th Open House. He confirmed that all tools are secured on the walls of the Hosmer House.

Mr. Burney stated that someone should be at the Hosmer House during the Open House. Ms. Burns volunteered to be at the Hearse House for several hours. The Commission agreed that a member of the Sudbury Historical Society could also provide coverage during the open house.

Phase V Plus Inventory Project

Commissioners agreed that 6 hard copies of the Project would be copied, with one for the Goodnow Library.

Mr. Hagger acknowledged that Town Counsel and the MBTA agreed to all conditions of the Agreement and will be signing the South Sudbury Train Station and Railroad Section House, soon.

Mr. Burney provided detail regarding CPC applicability. Ms. Duran noted the importance of ownership status in relation to commencing with work/renovation of the buildings and possible CPC funding for

such work. Mr. Burney concurred that once the Agreement is finalized, the level of renovation can be considered.

SHC/SHDC Stewardship Working Group and meeting with the Sudbury Conservation Commission

Mr. Burney referenced correspondence exchange between Lori Capone of the Sudbury Conservation Commission and Mr. Hagger regarding the Carding Mill Dam and Building, with focus on the Carding Mill Dam study/evaluation and pending results, dated 6/8/26. Mr. Hagger's response on 6/8/26 was also referenced.

Mr. Hagger stated that he had submitted a 6/7/26 related email to Ms. Capone, with text including that Ms. Capone "provide SHC with specific suggestions/timing to allow SHC participation in Open Space and Recreation Plan planning actions as related to Carding Mill Dam area. At the 5/19/26 Combined SHC and SHDC; SHC unanimously supported improvement of site security for the Carding Mill Dam/Structure to preserve the historic dam and mill building. SHC would like to see short and long-term plans for the restoration of Carding Mill Building and Dam and the evaluation of public access and parking options that would detail security measures and to work with the Combined Facilities Director in determining immediate restoration needs for the building; to consider production of a historic building construction report prepared by a consultant; meet with CPC to discuss potential funding needs, include a listing of future uses for the Carding Mill Building, arrange future site visits for appointed/elected Town Officials and discuss moving the management of the Carding Mill Building to the SHC."

Mr. Hagger commented that next steps would include results of the Carding Dam evaluation/study.

Michael Wallace Change to Commission Status

Mr. Wallace stated that due to increased job responsibilities he would want the Commission to accept his resignation as a full SHC Member and become an Alternate SHC Member.

Mr. Hagger thanked Mr. Wallace for all his significant contributions to the SHC.

Mr. Hagger motioned to recommend Michael Wallace as an alternate member of SHC. Mr. Durall seconded the motion.

It was on motion 7-0; Hagger-aye, Wallace-aye, Durall-aye, Greene-aye, Burns-aye, Katz-aye, Greenstein-aye.

VOTED: To recommend Michael Wallace as an alternate member of SHC

SHC New Candidate Discussion

Present: Alan Jost, 81 Austin Road

Mr. Jost has applied for membership in the Sudbury Historical Commission. He stated he has lived in Sudbury for over 30 years and he belongs to the Sudbury Militia stationed at the Wayside Inn. He has spoken with Mr. Greene and will become a [docent](#) ~~docen~~ at the Hosmer House.

Mr. Hagger asked Mr. Jost if he has any particular historical interests. Mr. Jost replied he is interested in pictorial history of Sudbury by Lauren Scott and the historical story of the Mass Central Rail Trail.

Mr. Hagger asked Mr. Jost his opinion of the demo delay bylaw. Mr. Jost replied a 12-month period is reasonable.

Mr. Wallace inquired how the applicant feels about working with other people and various other groups in the town. Mr. Jost replied his job at Raytheon involved working with other groups.

Ms. Katz inquired how much time the applicant has to commit. Mr. Jost replied he has much energy and time to apply to the SHC.

Mr. Hagger motioned to recommend Alan Jost to become a full member of the Sudbury Historical Commission. The motion was seconded by Mr. Wallace seconded the motion. It was on motion 7-0; Hagger-aye, Wallace-aye, Durall-aye, Greene-aye, Burns-aye, Katz-aye, Greenstein-aye.

SHC Chair election

Mr. Durall motioned to nominate Chris Hagger to continue as the Chair of the Sudbury Historical Commission for the period of July 1, 2026 to June 30, 2027. Mr. Wallace seconded the motion. It was on motion 7-0; Hagger-aye, Wallace-aye, Durall-aye, Greene-aye, Burns-aye, Katz-aye, Greenstein-aye.

SHC Vice-Chair election

Mr. Hagger motioned to nominate Chris Durall as the Vice-Chair of the Sudbury Historical Commission for the period of July 1, 2026 to June 30, 2027. Mr. Wallace seconded the motion. It was on motion 7-0; Hagger-aye, Wallace-aye, Durall-aye, Greene-aye, Burns-aye, Katz-aye, Greenstein-aye.

Town-wide Indigenous Cultural Landscape Report Study Report

Mr. Burney reported the contract will be sent out tomorrow.

Mr. Hagger reported Mr. Andreas is reachable if the consultant needs to confer with him.

Annual Report 2025 MCRT Historic Properties

Mr. Burney stated the representatives of DCR are aware of the issue. He continued the trail is scheduled to open next Tuesday.

RR Section House & So. Sudbury Train Station

Mr. Hagger inquired about placing a passive rail road exhibit in the So. Sudbury Train Station to be viewed through the large windows. Mr. Burney replied he is unsure who the licensee is.

Meeting Minutes approval of May 19th, 2026 SHC Meeting Minutes

Mr. Hagger motioned to approve the meeting minutes of the 5/19/26 of the SHC, as amended. Mr. Durall seconded the motion. It was on motion 7-0; Hagger-aye, Wallace-aye, Durall-aye, Greene-aye, Burns-aye, Katz-aye, Greenstein-aye.

SHC Financial Reports and FY 27 Budget

Mr. Durall reported there is \$300.00 left in the budget at the end of the fiscal year. He reported the 2027 proposed budget which was approved was a 27% increase.

Select Board Liaison to the Sudbury Historical Commission

Mr. Hagger reported SB member Dan Carty has been assigned to SHC.

Date for the next meeting – July 21, 2026

Mr. Hagger stated the next meeting of the SHC will be held on 7/21/26.

Motion to adjourn

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

Mr. Hagger adjourned the SHC at 9:18 PM.