Town of Sudbury

Historical Commission

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MINUTES

October 20, 2026

Members: Chair Chris Hagger, Vice-Chair Chris Durall, Stephen Greenstein, Kim Burns, William Andreas, Marjorie Katz, Jan Costa, Steve Greene

Others Present: Adam Burney, Director of Community and Planning

Mr. Hagger recognized the presence of the listed Commissioners and called the HC meeting to order at 6:30 PM.

87 Landham Road under the Demolition Delay Bylaw

Mr. Hagger reported the owners of 87 Landham Road will not meet with the Historical Commission, and they plan to wait for the 6-month demo delay before they raze the building at 87 Landham Road.

7-2 Thompson Drive under the Demolition Delay Bylaw

Mr. Hagger confirmed the application for 7-2 Thompson Drive was received on August 14, 2026. He explained that HC had conducted a site inspection on September 18, 2026 and the MACRIS listing was prepared in 2021 and is up to date.

Mr. Hagger acknowledged that the historic inventory consultant had recognized that the barn on the site is well-preserved and maintained and reflects an extraordinary example of agricultural outbuildings in Sudbury.

Mr. Andreas stated the cupolas are not original and the L on the west side of the site was rebuilt after it collapsed in 1996.

Ms. Costa stated the recent survey of historical buildings highlighted the fact that most of the remaining historic barns are attached to a house and there are very few free-standing buildings left in Sudbury, as exampled at 7-2 Thompson Drive.

Mr. Hagger inquired if Mr. Burney could contact the applicants regarding demo delay of 7-2 Thompson Drive and ask the applicant to focus only on the areas under the jurisdiction of the HC when they submit the Demolition Plan. Mr. Burney replied in the affirmative.

Mr. Hagger motioned the Historical Commission deem the barn at 7-2 Thompson Drive historically significant and a demolition plan review must be held prior to the issuance of a demolition permit. Ms. Costa seconded the motion. It was on motion 7-0; Hagger-aye, Greenstein-aye, Andreas-aye, Costa-aye, Durall-aye, Katz-aye, Burns-aye.

22 Franklin Place under the Demolition Delay Bylaw

Present: Raphael DeSantos – Owner, 22 Franklin Place

Mr. Hagger reported the application under the Demolition Delay Bylaw was received by the Commission on September 17, 2026, and a site visit was conducted on October 19, 2026. Mr. Hagger stated the building is regulated under Section 3 of the Demolition Delay Bylaw, which indicates a building or portion thereof, structure or architectural site is located within 200 feet of the boundary line of any Federal, State or local historic district is regulated under the Demolition Delay Bylaw; he confirmed that this structure is within 200 feet of the boundary.

Mr. Andreas provided the history of the Green Hill area where the structure is located. He reported that most of the houses in the area have been modified.

Mr. Hagger stated the building is not on MACRIS and has not been included in an inventory of historical buildings.

Mr. DeSantos stated the architect told him that the full house needed to be demolished because of insufficient support on the second floor of the existing structure to enlarge the existing house.

Mr. Hagger motioned the Historical Commission determined the current structure at 22 Franklin Place is not historically significant and the Building Inspector can issue a demolition permit. Ms. Katz seconded the motion. It was on motion 7-0; Hagger-aye, Greenstein-aye, Andreas-aye, Costa-aye, Durall-aye, Katz-aye, Burns-aye.

Goodnow Library CPC Application

Present: Amy Stimac, Director of Goodnow Library; Abi Smith, local historian librarian at the Goodnow Library

Ms. Stimac stated the CPA application included construction of climate-controlled archival storage space in the basement of the library. She reported the library presently contains 400 feet of archival documents, including maps, books, manuscripts, artifacts and artwork.

Mr. Hagger mentioned that the Town Clerk reported that they are at capacity for climate-controlled storage materials. Mr. Burney emphasized that there is a Town-wide need for archival storage, and this application might not fill the intended need. Mr. Burney recommended that the Commission determine if this application submitted to CPA is for preservation of historic artifacts or related to historic items in the possession of the Town.

Ms. Costa commented that even though the library is included in the State Register of Historic Structures and is located in a historic district, the Commission needs to determine if the application preserves, rehabs or restores the historic resource. Mr. Burney agreed. Ms. Costa stated that HC needs to identify the artifacts know what the artifacts to be stored. Mr. Burney commented about the Goodnow Library CPC application stating that the project being proposed is not exterior work, it is being

purposed for archival space to preserve historic resources held by the library. Ms. Smith provided a brief description regarding several items to be preserved.

Ms. Katz inquired about the breakdown of the documents to be saved. Ms. Smith stated 100% of the material is of historical value.

Ms. Costa asked if the library would accept a gift of vulnerable historic artifacts. Ms. Smith replied that the library does not actively seek out such material, and the Historical Society is always seeking to acquire additional historical material.

Mr. Andreas asked if the library holds Jacob Bigelow's burial records. Ms. Smith stated the Sudbury Archives is comprised of digital records being held by six various institutions. Ms. Costa stated the Bigelow burial records are held in Shrewsbury.

Mr. Hagger inquired if the library would require additional archival space in addition to what the present CPA application is requesting. Ms. Stimac replied the rehabbed historic room at the library will hold the bulk of the historic material.

Ms. Costa stated that from a funding source perspective, a coordinated effort across multiple parties would have more credibility.

Mr. Hagger motioned the Historical Commission support the CPC Application of the Goodnow Library for climate-controlled archival storage space and this project supports and preserves local significant historical resources. Ms. Costa seconded the motion. It was on motion 7-0; Hagger-aye, Greenstein-aye, Andreas-aye, Costa-aye, Durall-aye, Katz-aye, Burns-aye.

<u>Hosmer House rental request</u>

Present: Chairman of the Thursday Garden Club, Alice Levine, 42 Chanticleer Road

Ms. Levine explained the request specifying rental of the Hosmer House for the Thursday Garden Club's Christmas Party.

Mr. Greene stated alcohol is not permitted on Town property.

Mr. Andreas inquired about the number of people attending the party. Ms. Levine replied approximately 35 people will attend.

Mr. Hagger stated there would not be a rental charge for groups that decorate a room at Hosmer House for Holiday Celebrations.

Mr. Hagger recapped the plans:

- The party to be held on December 12th from 6:00 PM to 9:30 PM
- Thirty-five (35) people are expected to attend the party
- HC will provide the chairs, and the Thursday Garden Club will provide assistance in setting up and cleaning up after the party

- Food will be located in the Store Room.

Sherman's Bridge Historical Sign

Mr. Hagger reported that the Wayland Historic Commission (WHC) request that HC provide support for the design of a sign at Sherman's Bridge. Mr. Hagger noted that he and Ms. Costa and will collaborate with the WHC regarding the design and fabrication of the sign.

Mr. Andreas suggested the Historical Society be contacted for any information they might possess regarding the Sherman's Bridge.

Hosmer House Restoration Project

Mr. Hagger reported that he met with APS design contractor regarding the design of the Hosmer House Restoration.

Mr. Hagger indicated that the APS contractor asked if the lanterns by the back door should be cleaned or replaced, and if replaced, the Historic Districts Commission needs to approve the lanterns. The HC asked for APS to recommend more historically appropriate outdoor lanterns for the Hosmer House restoration project.

Historic Cemetery Restoration Project including CPC application

Ms. Burns reported the CPC application has been submitted and the updated RFQ for the remaining funds from the 2004 CPC grant has been put out for bid.

Ms. Costa inquired if the annual report can be completed. Ms. Burns replied in the affirmative.

Hosmer House Archivist project update

Mr. Durall stated 90-95% of the archival material has been moved to the storage unit.

He reported the final report will be submitted to the HC by mid-November.

Mr. Hagger inquired if the report will be in a format which the Commission can review and discuss. Mr. Durall replied in the affirmative.

Mr. Hagger inquired about the billing for the project. Mr. Durall replied that a partial invoice for supplies which purchased had been submitted by the archivist.

Mr. Greene stated there are a significant amount of mostly empty boxes in the art room which need to be moved or destroyed.

Mr. Hagger inquired if the contract for the off-site storage of the books from the Hosmer House has been signed. Mr. Burney replied in the affirmative. He stated the off-site storage is located at Extra Space Storage Facility located on Boston Post Road which is climate controlled.

Phase II Hosmer Archival Preservation Project CPC application

Mr. Durall reported the application has been submitted to the CPC and Mr. Burney provided responses to questions which developed from the application.

Ms. Costa stated the CPC is interested in what comes after phase II.

Mr. Hagger inquired if digitalization would be part of the next phase. Ms. Costa stated preserving the source document is primary and digitalization might be approved.

Mr. Andreas stated most of the paper is acid based and digitalization is the only way to preserve the information.

Hosmer House Restoration Project

Continued discussion on exterior items which will be affected by the restoration of the Hosmer House.

Pictures were displayed of historic plaques located on Hosmer House.

Discussion evolved among Commissioners on Hosmer House Plaque located by front door.

Ms. Katz stated there is no rule which dictates the style of historic plaques allowed.

Mr. Durall stated if we change the sign, we will have to go in front of the Historic Districts Commission for approval.

Ms. Costa stated a new sign is not considered a historic resource even though it might contain historic information.

Sign over door is in good condition and will be placed back after renovations.

Sign on east side of the building will be removed during renovations and decision will be made later whether to return the sign.

Mr. Hagger questioned if the paint should be removed from the hinges on the shed. Mr. Burney responded the Commission should propose what it wants to the SHDC at a meeting. The HC agreed to have the paint removed from the hinges pending HDC approval.

The back door portico is not original to the building and was added by the HC around 20 years ago. Mr. Hagger stated the options are to remove the portico and not replace it or leave it as is.

Discussion developed among Commissioners on the future of the portico

The exterior lights on the Hosmer House were displayed. Mr. Hagger reported the options are to remove and clean the lights or replace the lights. Mr. Greene stated the lights are not period lights.

Ms. Costa stated the addition might put the project over budget.

Mr. Burney stated a discussion with the Combined Facilities Director Building is needed where you can have alternate add alternative items which are ranked in importance.

Mr. Hagger reported the Commission will have an opportunity to review the 50% design.

Fence Rail Repairs including Cemeteries and Haynes Garrison Site

Mr. Durall reported the fence at the New North Cemetery has some broken rails. Mr. Hagger stated the Town is responsible to repair the fence. He stated Ms. Rivard, the DPW Director stated she has followed up with the Cemetery Department, and the items are on the list to address: New North Cemetery Fence as well as the Haynes Garrison Site fence.

Granite Markers

Mr. Durall provided an update. The granite marker by Fire Station #3 and the one in town center have been cleaned and lettering repainted with the 2 stones on Rte. 20 scheduled to be completed this week.

Mr. Burney inquired about the funding for this project. Mr. Hagger replied the Commission has appropriated money out of its budget.

Wheeler Stone Article

Mr. Greene stated he has to add a couple of pictures to the article for the local newspaper Halloween addition.

Hosmer House including Open Houses, House Cleaning, Holiday Open Houses/Publicity, Electronic Equipment, Funding requests for Garden, Funding requests for Holiday Open House

Mr. Greene reported the food for the Docents for the open houses will be approximately $400.00 and supplies including batteries for the window candles, some additional candles, paper supplies and protective mat totaling approximately $400.00.

Mr. Greenstein stated if money is to be allocated for Christmas trees than money should be allocated to the rooms celebrated by other religions.

Mr. Burney stated if the rooms are decorated with supplies already owned by the Hosmer House or HC currently own to decorate the room and they are not purchasing new items, and folks volunteer to decorate rooms then the materials would be provided by the groups themselves. If there is the provision to purchase new material or trees and the group is Jewish or from a nonprofit and their decorations do not include a tree then the value of whatever would be provided should be offered in kind for the purchase of decorations within those rooms with the caveat that whatever is purchased is owned by the Town, HC and Hosmer House. He continued that the groups volunteering to participate understand that there could be costs to participate.

Mr. Hagger inquired if there are any rooms available for groups to decorate.

Mr. Greene provided details.

Mr. Greene stated window lights are a colonial tradition which has nothing to do with religion. Mr. Greenstein replied you will not see window lights in a Jewish home.

Mr. Hagger motioned the Historic Commission approve up to $500.00 for food for the docents coming out of the Hosmer Fund. The motion was seconded by Mr. Durall. It was on motion 7-0; Hagger-aye, Greenstein-aye, Andreas-aye, Costa-aye, Durall-aye, Katz-aye, Burns-aye.

Mr. Hagger motioned the HC approve up to $500.00 for supplies for the holiday open house coming out of the HC Town Budget. The motion was seconded by Mr. Durall. It was on motion 6-0-1; Hagger-aye, Greenstein-abstain, Andreas-aye, Costa-aye, Durall-aye, Katz-aye, Burns-aye.

Mr. Durall reported a request has been made for money for garden supplies for the Hosmer House. He suggested the Commission approve up to $150.00 for the fall garden needs.

Mr. Durall motioned the Historic Commission approve up to $150.00 for fall garden supplies to come out of the HC budget. The motion was seconded by Mr. Hagger. It was on motion 7-0; Hagger-aye, Greenstein-aye, Andreas-aye, Costa-aye, Durall-aye, Katz-aye, Burns-aye.

Ms. Burns stated she has requested a November cleaning.

Mr. Andreas reported the docents have requested a sign-up sheet for the Christmas Open Houses. Mr. Greene acknowledged the request.

Mr. Greene reported a second celebration in Sudbury Center is being organized for December 12, 2026.

CPC Updates

Ms. Costa stated CPC Commission met two weeks ago and will next be meeting tomorrow night, October 21. She noted that an initial review took place at the last meeting and there are 14 applications and five of them are historical applications and one is the combination of historical/open space. She noted that the CPC budget has not been reviewed to date and will be considered at tomorrow's meeting.

Ms. Costa noted that usually the CPC budget averages 2.5 to shy of 3 million dollars and the applications (14 applications) total over 6 million dollars and the applications minus the combined historical/open space reflects almost $500,000.

Ms. Costa explained that CPC members had additional questions regarding the FY28 CPC applications and Ryan Poteat has compiled related responses and has submitted those answers to CPC. She recognized that the responses to the applications will be reviewed at tomorrow evenings meeting. She noted that CPC public hearings are currently scheduled for 11/12/26, 12/2/26, and 12/15/26.

Ms. Costa stated that sidewalk-related applications are not typically covered by CPA funds and there are some considerations when reviewing such projects as boardwalks over a conservation area and the like. She stated that at this time sidewalk-related applications are not being considered and hoped that in the future that might change.

Town-wide Indigenous Cultural Landscape Study Update including CPC Status Form

Mr. Andreas stated that he and Mr. Burney met with Archeologist/Consultant Duncan Ritchie of PAL and work has started. He noted that Phase one is being worked on currently including all the Indigenous

sites that are listed with them. He added that his home is included on two of those site listings which he had no awareness of. Mr. Andreas confirmed that Camp Sewataro is among the sites being studied.

Draft Hosmer House Revised Collections Management Policy

Mr. Hagger stated that Mr. Andreas has done great work on the Management Policy and referenced drafted language within the "Acquisition – Scope" section.

Related Commission discussion took place and Commissioners agreed that they would welcome additional information regarding the history of the property and endorsed acquiring materials regarding the Hosmer House site prior to the ownership of the House by the Hosmers.

Mr. Hagger acknowledged that the Commission was considering contracting to receive Hosmer House Collections Management Policy related input from museum-type organizations. Mr. Andreas recommended the services of Rebecca Migdal of Waltham who has worked with many local museums, including the Concord Museum and the Framingham Historical Society. Mr. Andreas commented that the related work would probably be estimated at $5,000.00. Mr. Burney commented that if such services were less than $10,000.00, the Commission could directly work with such organization/individual and Ms. Migdal's proximity to Sudbury, and her related experience might make her the preferred choice.

Mr. Hagger motioned that the HC recommend the hiring/contracting with Rebecca Migdal as the professional museum reviewer of the Hosmer House Collections Management Policy for a fee not to exceed $7,500.00. Mr. Durall seconded the motion. It was on motion 7-0; Hagger-aye, Greenstein-aye, Durall-aye, Andreas-aye, Costa-aye, Burns-aye, Katz-aye

Historical Commission Digital Marketing and new Website

Mr. Greenstein stated that the related signs around Town needed additional information and he will be establishing the domain – Historical Sudbury.com, which will present aspects regarding the history of Sudbury, restoration projects and would allow for the advancement of digital marketing and distribution of related newsletters.

Mr. Burney acknowledged that such website would not interfere with the Town website and the Commission already has a dedicated Hosmer House website. Mr. Burney suggested that Mr. Greenstein confer with IT Director Mark Thompson in consideration that a new vender is being considered for the Town website.

Mass Historical Commission FY2027 Survey & Planning Grant Pre-Applications

Mr. Hagger stated that the process takes place yearly and this year (likely because of decreased funding) the survey is open only to Certified Local Governments, which the Commission is one of. He noted that chances of HC receiving such grant might be more likely at this time but timely of such a time intense project might be too much for the Commission at this time.

Ms. Costa noted that what the MA Historical Commission does with the nominations is somewhat unclear. Mr. Hagger responded that the proposed nominations are a function of the local historical commissions.

Related discussion took place.

RR Section House & So. Sudbury Train Station

Mr. Hagger explained that Town Counsel contacted the MBTA to obtain the keys for the RR Section House and Station and the MBTA informed Town Counsel that they could not find the keys and MBTA officials stated that MBTA representatives would have to be present when the Town creates new locks.

Mr. Hagger confirmed that he contacted the Combined Facilities Office who will be coordinating such key installation with the MBTA and is awaiting confirmation from the Combined Facilities Director.

Mr. Hagger announced that the Town installed a new roof on the S. Sudbury Train Station and work on the windows needs to be done with reglazing and the stove pipe also needs to replaced. Town Counsel is also working on getting utilities transferred to the Town.

Approval of September 15th, 2026 HC Meeting Minutes

Mr. Hagger motioned to approve the HC September 15, 2026 Meeting Minutes as amended. Mr. Andreas seconded the motion. It was on motion 6-0-1; Hagger-aye, Greenstein-aye, Andreas-aye, Costa-aye, Durall-abstain, Katz-aye, Burns-aye

HC Financial Reports and FY 27 Budget

Mr. Durall had no new updates to report.

Open Meeting Law training by the Town of Sudbury

Mr. Hagger reminded the Commission that the Open Meeting Law Training session was taped and can be viewed online.

Possible Future Agenda Items

Mr. Hagger stated that he would ask for Commission input as the November meeting approaches.

Date for next meeting – November 17, 2026

Motion to Adjourn

Mr. Hagger motioned to adjourn the HC meeting of 10/20/26. Mr. Durall seconded the motion. It was on motion 7-0; Hagger-aye, Silverstein-aye, Durall-aye, Andreas-aye, Costa-aye, Burns-aye, Katz-aye

There being no further business, the meeting was adjourned at 9:56 PM.