

Town of Sudbury

Historic Districts Commission

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HISTORIC DISTRICTS COMMISSION MINUTES January 9, 2014

Present: Linda Hawes, HDC Chair; Lee Swanson, Fred Taylor, Bill Andreas, Frank Riepe
Also Present: Lisa Vernegaard, Exec. Dir. of SVT; Bruce Osterling; Gonzalo Leon; Tom Friedlander;
Cavlio Friedlander; Bud Haworth, Maggie Watson, Deb Drummond; Brie Drummond; Daria Hagenlock

Public Hearing:

Case No. 13-21: Sudbury Valley Trustees, Applicant, 18 Wolbach Road

Lisa Vernegaard, Executive Director of the Sudbury Valley Trustees (SVT), outlined the reasons for partial demolition of a glass and metal greenhouse to remove asbestos and lead paint. The degradation of the structure, which has been taking place for a number of years, has rendered it unsafe, and the Department of Environmental Protection (DEP) has pronounced it a physical and environmental hazard which must be removed. The foundation, walls and potting shed, which have not been affected, would remain. To date there is no outside estimate for the cost for demolition or restoration of the greenhouse. Since there is an underground cellar the SVT would like to salvage the remainder and revitalize it for public use; however, despite three years of research already, there has been no interest thus far by the public in funding such a project.

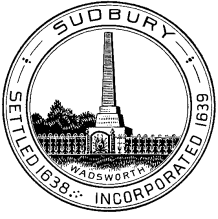
The HDC raised questions about the removal of the asbestos and lead paint alone or the entire structure at once, as well as the possibility of replacing the greenhouse altogether, which could cost upwards of \$200,000 according to SVT estimates. HDC members suggested a number of uses, recreational and otherwise, for the remaining foundation, walls and potting shed, as well as possibilities for funding and contacts which might prove useful.

Ms. Vernegaard posed a question to be considered by SVT of how the restoration would fit into its own mission. Because there has been no documentation of what can be saved, costs to demolish or restore, or to what use the remaining structure could be put, the HDC requested that the SVT to return at a later date with this information. A continuance of the case in February or March was agreed upon.

Other Business:

Case No. 13-19: 71 Concord Road, Applicant Robert Haworth

Mr. Haworth returned to the HDC for a follow-up discussion about the construction of an attached garage at 71 Concord Road that will result in a side yard setback deficiency of approximately 4.5 feet. He has secured the approval of a Special Permit from the Zoning Board of Appeals for the side setback issue and was seeking to reconfirm the HDC's issuance of a Certificate of Appropriateness in light of the necessity for the ZBA's Special Permit. The Commission had no objection, and directed the applicant to proceed with the design and building as previously approved on November 19, 2013. However, he was requested to submit a plan to the HDC for landscaping and stone wall construction when completed.



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HDC Annual Report

Linda Hawes will write and submit the 2013 Annual Report to the Board of Selectmen's Office with input from HDC members. The Report will be updated and expanded to encourage preservation of public lands in historic districts.

Past Minutes

The minutes of the December 5, 2013 meeting were unanimously approved.

Discussion on Minutes and Certificates

Fred Taylor introduced a summary checklist which could be helpful when taking minutes during meetings and used when preparing certificates. It includes a general description of the project, HDC design changes, information regarding windows and doors, exterior materials, landscaping and other pertinent facts. The Commission agreed it would be a good idea, and Fred will revise and finalize the checklist.

Discussion of HDC Web Site Revisions

Due to the late hour, this discussion was postponed.

Respectfully submitted,
Dev Glaser, Recording Secretary