

Town of Sudbury

Historic Districts Commission

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HISTORIC DISTRICTS COMMISSION DRAFT MINUTES June 19, 2014

Present: Linda Hawes, HDC Chair; Bill Andreas; Lee Swanson; and Fred Taylor.
Also Present: Mike Carney and Jeff Walker.

Continuation of Case 14-8: 233 Concord Road, Lot B, Applicant Mike Carney

Mike Carney and Jeff Walker were present to continue discussing their plans for a 4,200 square foot house at 233 Concord Road, Lot B. Mr. Carney explained some of final revisions made since the June 5 meeting with the HDC. Changes included lowering the roofline of the garage, adding the bay window to the dining room at the north elevation, and adding chimney details to the top of the chimney. Mr. Carney said that he would bring in samples of the brick to be used for the chimney at a later date. Paint colors were labeled on the plans as white for the house and trim and black for the shutters. The Board discussed using a different neutral color for the house to differentiate it from neighboring 233 Concord Road. The applicants suggested Benjamin Moore cream and the Board agreed. As for the shutters the Board discussed Benjamin Moore black/green as more historic than standard black.

All agreed that the design was much improved since the original proposal. Mr. Swanson said that the house had a lived-in look. The Board was pleased with the location of the house and setbacks. Mr. Swanson questioned why there were no abutters present and the applicants said that they have been in discussion with the abutters throughout the review process.

Floor plans showing the layout of the rooms were submitted.

Landscaping plans will be submitted at a later date. The Board discussed seeing the plans no later than September 1 and the applicants agreed that the timeline would work.

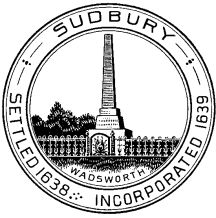
A motion was made to approve a certificate for appropriateness for the proposed 4,200 square foot house to be situated in the location as shown on site plan number 15179A submitted by the applicant on June 19, 2014. In addition the paint color for the house will be Benjamin Moore historic cream. The paint color for the trim will be Benjamin Moore black/green. Brick for the exterior chimney will be purchased from the Vermont Brick Company. And detailed Landscape Plans will be submitted for review by the HDC no later than September 1, 2014.

The majority vote was three (Andreas, Hawes, and Swanson) to one (Taylor) and the Certificate of Appropriateness was approved.

Other Business:

Minutes from the May 22, 2014 and June 5, 2014 HDC meetings were unanimously approved

The board discussed at length the recent tree-clearing at 17 King Philip Road and what sort of jurisdiction the HDC has over trees. It was determined that should an issue with tree clearing come up again, particularly on a weekend, the Board would make the Building Inspector, who is the Town's Zoning



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Enforcement Agent, aware of the situation, contacting the Sudbury Police if necessary to document the situation. It was determined that further clarification was needed in regard to trees and jurisdiction and Board members agreed to do further research into the matter.

Next the board began drafting HDC General Guidelines using two versions compiled by Mr. Taylor and Mr. Andreas. Mr. Taylor agreed to revise the guidelines for review them at the next meeting.

Ms. Hawes announced that she would be out of town this summer so Mr. Taylor, as Vice Chair, would be serving as Acting Chair for the months of July and August.

There being no further business the meeting was adjourned at 9:30.

Respectfully submitted,
Sally Hild
Planning and Zoning Coordinator